

A G E N D A
**PLANNING COMMISSION
OF THE CITY OF BRADBURY**
REGULAR MEETING
Wednesday, March 24, 2021 – 7:00 P.M.
BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

Pursuant to Governor Newsom's Executive Order N-25-20, this Planning Commission Meeting is being held remotely with the Planning Commissioners, staff, and the public to attend and participate in this Planning Commission Meeting by means of a Zoom video or telephone call. You will be able to hear the entire proceedings and to speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times. The Zoom information is: <https://us02web.zoom.us/j/87000395700> One tap mobile is +16699009128,,87000395700# or dial 1 (669) 900-9128 and enter the meeting ID: 87000395700# or find your local number at <https://us02web.zoom.us/j/87000395700>

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a scheduled City public meeting. Should you need special assistance to participate in a scheduled City public meeting, please call the City Manager's Office at (626) 358-3218 at least 48 hours prior to the scheduled City public meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public review at City Hall, 600 Winston Avenue, Bradbury, CA 91008, during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday (626) 358-3218.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

- 2. ROLL CALL** Chairperson: Frank Hernandez
Vice-Chairperson: Robert Jones
Commissioners: Chelsea Hunt, Darlene Kuba, and Bill Novodor

3. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

- 4. APPROVE AGENDA** Chairperson to approve the agenda as presented or as modified.

- 5. FAIR POLITICAL PRACTICES ACT** In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential of a personal financial impact that could result from their participation in the decision-making process.

RECOMMENDATION: Receive and file the report as presented or as modified.

- 6. MINUTES** Approve the minutes for the regular meeting of February 24, 2021.

- 7. PUBLIC COMMENT** Anyone wishing to address the Planning Commission on any matter that is not on this agenda for a public hearing may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note, that while the Planning Commission values your comments, the Planning Commission cannot respond, nor take action until such time as a matter may appear on a forthcoming agenda.

Routine requests for action should be referred to City staff during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday at City Hall, 600 Winston Avenue, Bradbury, CA 91008, or by calling (626) 358-3218, or by email to CityHall@CityofBradbury.org.

8. PUBLIC HEARING – DRAFT ORDINANCE REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY, AND AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166 AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS

PLANNING COMMISSION RESOLUTION NO. PC 21-296

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY, AND AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166 AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS

9. DISCUSSION OF DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE PARKING OR STORAGE
10. ITEMS FROM STAFF AND COMMISSIONERS

- A. Development Project Status Report
- B. Upcoming agenda items and other matters

11. ADJOURNMENT

The Planning Commission will adjourn this regular meeting to the regular meeting of Wednesday, April 28, 2021.

"I, Claudia Saldana, City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than 5:00 p.m. on Friday, March 19, 2021."



Claudia Saldana, City Clerk
City of Bradbury

Memo

To: Chairperson and Members of the Planning Commission;
City Manager and City Planner
From: Claudia Saldana, City Clerk
Date: 03/17/21
Re: **March 24, 2021 Planning Commission Meeting**

FAIR POLITICAL PRACTICES ACT

In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential of a personal financial impact that could result from their participation in the decision-making process.

8. **PUBLIC HEARING: DRAFT ORDINANCE REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY, AND AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166 AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS**

Citywide

9. **DISCUSSION OF DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE PARKING OR STORAGE**

Citywide

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON FEBRUARY 24, 2021 AT 7:00 PM**

Executive Order N-25-20: *Pursuant to Governor Newsom's Executive Order N-25-20, this Planning Commission Meeting was held remotely with the Planning Commissioners, staff, and the public participating in this meeting by means of a Zoom video or telephone call. Participants are able to hear the entire proceedings and to speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times.*

Meeting Called to Order and Pledge of Allegiance: The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Hernandez at 7:00 p.m. Commissioner Novodor led the Pledge of Allegiance.

Roll Call: PRESENT: Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor
ABSENT: None
STAFF: City Manager Kearney, City Planner Kasama and City Clerk Saldana

Supplemental Information: City Planner Kasama stated that he emailed supplemental information concerning the discussion on the parking of recreational vehicles to the Planning Commission earlier in the day.

Approval of Agenda: Commissioner Kuba moved to approve the agenda as presented. Commissioner Novodor seconded the motion which carried.

Approval of Jan 27, 2021 Minutes: Commissioner Kuba moved to approve the Planning Commission meeting minutes of January 27, 2021. Commissioner Novodor seconded the motion which carried.

Compliance with Fair Political Practices Act: In compliance with the California State Fair Political Practices Act, each Commissioner has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision-making process concerning development applications.

Agenda Item No. 8 - Discussion of Development Standards for Recreational Vehicle Parking or Storage Citywide

Motion: Commissioner Kuba made a motion to order the Fair Political Practices Report for the February 24, 2021 Planning Commission meeting received and filed. Commissioner Novodor seconded the motion which carried.

Public Comment: None

Discussion of Development Standards for Recreational Vehicle Parking or Storage: City Planner Kasama stated that in continuing to pursue updates of the Development Code, the subject of where and how recreational vehicles should be allowed to be parked or stored was a matter that the City Council directed staff to examine.

Introduction:	<p>Staff began its research by having the Community Services Officer canvas the City and provide photos of recreational vehicles parked or stored at properties in the City that are visible from the street. These photos were provided to the Commission in the agenda packet. Staff also checked the regulations of the cities of Arcadia and San Marino. Those regulations, the photos, and the related regulations from the City of Bradbury's Development Code are presented for discussion. The discussion is to be initiated at this meeting and is expected to be continued based on questions that arise from the discussion and requests for additional information. Staff will also research the regulations of the cities of Hidden Hills, Malibu, Rolling Hills Estates, and Sierra Madre.</p>
City Planner's Report:	<p>City Planner Kasama reported that a recent project considered by the City Council brought up the matter of recreational vehicle parking or storage. The City directed staff to initiate a discussion of the matter to see if additional regulations are needed. The discussion can be started by the Commissioners expressing whether or not any of these parking/storage situations shown in the photos are acceptable. Two of the photos show a motorhome, eight properties have boats, and two show commercial-type vehicles. City Planner Kasama added that the City has received no complaints nor is there any code enforcement action against any of the properties shown in the photos.</p>
Bradbury Municipal Code:	<p>Related Regulations for the City of Bradbury are in Chapter 109 – Property Maintenance Standards:</p> <p><i>Section 9.109.030.(10) – Yard storage. Trailers, campers, boats, recreational vehicles, construction equipment or other mobile equipment stored or parked for more than five consecutive days, or more than ten days in any calendar year, in the yard areas abutting public or private streets.</i></p> <p><i>Section 9.109.030.(25) – Oversized Vehicles. The parking of an oversized vehicle, for more than five consecutive days, or more than ten days in any calendar year, in the yard abutting public or private streets is prohibited; provided however, that this provision shall not apply to the parking of a currently registered oversized vehicle in any are of the yards that the Planning Commission has determined to be appropriately located and designated for such activity. As used in this provision, the term "oversized vehicle" means a vehicle that exceeds either 20 feet in length, 80 inches in width, or 82 inches in height.</i></p>
Planning Commission Action:	<p>This discussion is not expected to be concluded that this meeting and should be continued to the next regular meeting with direction to staff as to the Planning Commission's questions and requests for additional information. If the Commission determines that recreational and/or oversized vehicles are to be allowed to be parked or stored in the City of Bradbury, then the Commission should discuss the types of such vehicles, and the manner in which they are to be allowed, and direct staff to formulate draft regulations for the Commission's consideration. After the Commission's review of the draft regulations, they are to be forwarded to the City Council for consideration as to whether an ordinance is to be drafted for consideration at a public meeting.</p>

Discussion:

Vice-Chairman Jones inquired if this issue arose from the project at 734 Braewood Drive. City Planner Kasama replies yes. Vice-Chairman Jones was concerned about the City making new rules over one situation. What about horse trailers, etc.? Where do we draw the line?

City Planner Kasama asked the Commission to compare the photo of 1404 Lemon to 734 Braewood. Is the motorhome parking situation at 1404 Lemon acceptable to the Commission?

Commissioner Novodor was not sure about regulating RV parking. The City should not allow RV parking in the front yard area. What about covered RVs? Can an RV be considered an ADU?

Commissioner Kuba inquired if staff has checked with other cities other than Arcadia. City Planner Kasama stated that San Marino doesn't allow RVs to be visible. Commissioner Kuba asked the City Planner if he checked with Sierra Madre. Chairman Hernandez would like the City Planner to also check with the cities of Glendora, Monrovia and San Dimas. City Planner Kasama stated that those cities will be more liberal regarding RV parking. What do we want for Bradbury? Commissioner Kuba replied that she wants to be able to compare regulations.

Vice-Chairman Jones stated that the problem at 734 Braewood was the height of the RV. But what about elevation? The height of an RV might not be relevant depending on the location. The one size fits all approach does not work.

Chairperson Hernandez stated that we want to take pride in our community. Maybe recreational vehicles can just be screened (with mesh) from the front yard. Commissioner Hunt agreed.

Chairman Hernandez suggested not to push this issue through too fast. Let the City Planner contact the other communities. This discussion should be bounced back and forth between the Planning Commission and the City Council. We have to be reasonable.

Public Input:

There was no public input regarding this issue.

Motion to Continue Discussion:

Commissioner Kuba made a motion to continue the discussion of development standards for recreational vehicle parking or storage to the next regular Planning Commission meeting. Commissioner Novodor seconded the motion which carried unanimously.

Items from Staff:

City Manager Kearney reminded the Commissioners to return the binders and tabs so that staff may reuse them. Commissioners can give staff a call and we will pick them up.

City Planner Kasama presented the Development Project Status Report for February 2021. Commissioner Kuba thanked City Planner Kasama for the report.

City Planner Kasama stated that there will be a construction meeting for the project at 1390 Sharon Hill Lane next week and plans for Conceptual Plan Review for 135 Circle Drive were submitted today.

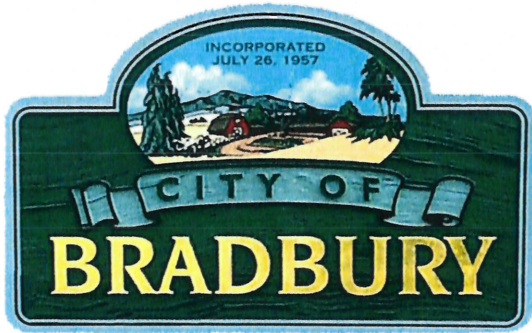
Adjournment:

At 7:47 pm Chairman Hernandez adjourned the meeting to Wednesday, March 24, 2021 at 7:00 p.m.

Frank Hernandez – Chairman

ATTEST:

Claudia Saldana - City Clerk



Frank Hernandez, Chairperson (District 1)
Robert Jones, Vice Chairperson (District 4)
Chelsea Hunt, Commission Member (District 5)
Darlene Kuba, Commission Member (District 3)
Bill Novodor, Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members

FROM: Jim Kasama, City Planner

DATE: March 24, 2021

SUBJECT: DRAFT ORDINANCE REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY, AND AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166 AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS
PLANNING COMMISSION RESOLUTION NO. PC 21-296

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY, AND AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166 AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS

AGENDA ITEM NO. 8

BACKGROUND

The State legislature has adopted several housing-related bills, including legislation that mandated the allowing of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The mandates include that applications for ADUs and JADUs be processed ministerially, which means that they cannot be subject to architectural review and can only be reviewed through plan check with the Building Department for compliance with applicable codes. This ministerial requirement applies to ADUs that are up to 1,000 square feet in size. JADUs are limited to a maximum of 500 square feet.

The City Council adopted Ordinance No. 373 at its March 16, 2021 regular meeting. Ordinance No. 373 sets forth the City of Bradbury's requirements for ADUs, JADUs and other types of secondary living quarters. Because the State legislation requires ministerial processing of ADUs of up to 1,000 square feet, the City's architectural review provisions need to be amended to align with the legislation.

In reviewing the architectural review provisions, staff decided that it would be efficient to combine in one chapter the provisions for significant architectural review, minor architectural review, and neighborhood compatibility. Staff also found several inconsistencies throughout the Development Code relating to hearings. The draft ordinance brings the City's architectural review provisions into alignment with the State ADU legislation. The draft ordinance also clarifies the difference between public hearings and hearings that are to be held at a public meeting, and addresses the various provisions for hearings so that they are consistent and places them in one chapter.

DISCUSSION

Because the State legislation does not allow for architectural review of ADUs that are up to 1,000 square feet in size, the City's architectural review provisions are to be amended so that ADUs of 1,000 square feet and less are not subject to architectural review. In adopting local regulations for ADUs, the City determined that a regular ADU, which could have side and rear setbacks of only four feet, and not be equipped with fire sprinklers, should not be allowed in the Very High Fire Hazard Severity Zone. Because this Zone applies to most of the City, a modified type of ADU was created, which is called a Fire Zone Accessory Dwelling Unit (FZADU). This type of ADU is required to meet the side and rear yard requirements of the zone in which it is to be located and to be equipped with fire sprinklers. A FZADU of up to 1,000 square feet is not subject to architectural review.

The draft ordinance combines Chapters 34, 37 and 40, which respectively are for Significant Architectural Review, Minor Architectural Review, and Neighborhood Compatibility. By combining these provisions in one chapter, it is easier to administer by making it clearer as to the applicability of the type of design review, the applicability of neighborhood compatibility, and the required findings.

In reviewing the provisions for significant architectural review, staff noticed that the provisions that call for a public hearing for significant architectural review are not clearly stated. In reviewing the requirements for public hearings, staff found numerous inconsistencies throughout the Development Code regarding the provisions for public hearings and hearings at public meetings. The draft ordinance amends the numerous references to hearings and places the provisions for hearings into one chapter. The attached draft Planning Commission Resolution No. PC 21-296 is for the Planning Commission to recommend that the City Council approve the draft ordinance.

ENVIRONMENTAL REVIEW

It is recommended that the draft ordinance and Resolution No. PC 21-296 are exempt from the California Environmental Quality Act (CEQA) pursuant to the commonsense

exemption set forth in CEQA Guidelines Section 15061(b)(3) which provides that CEQA does not apply to an activity where it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment. The changes set forth in the draft ordinance are procedural and for clarification and will not have any impact on the environment.

PLANNING COMMISSION ACTION

The Planning Commission is to open the public hearing and request the public's testimony on the draft ordinance. Following the testimony, the Commission has the following choice of actions:

Option 1. Close the public hearing and state that the findings can be made for the Commission to recommend approval of the draft ordinance with an exemption under the California Environmental Quality Act (CEQA) and approve a motion to adopt Resolution No. PC 21-296 as presented or as modified by the Commission.

Option 2. Close the public hearing and state that findings can be made for the Commission to recommend approval of the draft ordinance with changes and with an exemption under CEQA and approve a motion to adopt Resolution No. PC 21-296 with revisions that reflect the Commission's recommended changes to the ordinance.

Option 3. Close the public hearing and state the Commission's disapproval of the draft ordinance and the reasons for the disapproval and approve a motion to adopt Resolution No. 21-296 with revisions that reflect the Commission's decision to recommend disapproval of the ordinance.

RECOMMENDATION

Option 1 is recommended: That the Planning Commission close the public hearing and state that the findings can be made for the Commission to recommend approval of the draft ordinance with an exemption under CEQA and approve a motion to adopt Resolution No. 21-296 as presented.

ATTACHMENTS

- A) Draft Ordinance
- B) Resolution No. PC 21-296

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ATTACHMENT A

ORDINANCE NO. xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166, AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS

ORDINANCE NO. xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166, AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS

WHEREAS, the City Council has been reviewing various sections of the Bradbury Municipal Code relating to secondary dwelling units, including accessory dwelling units; and

WHEREAS, during the review, staff noticed that the provisions relating to architectural review for minor and significant projects and neighborhood compatibility provisions should be clarified and merged; and

WHEREAS, staff has also determined that there were Municipal Code clean-ups needed related to hearings; and

WHEREAS, on _____, 2021, the Planning Commission of the City of Bradbury, California held a duly noticed public hearing on this Ordinance, at which time it considered all evidence presented, both written and oral; and

WHEREAS, at the close of the public hearing the Planning Commission adopted Resolution No. PC xx-xxx to recommend that the City Council adopt this Ordinance; and

WHEREAS, on _____, 2021, the City Council of the City of Bradbury, California held a duly noticed public hearing on this Ordinance, at which time it considered all evidence presented, both written and oral;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRADBURY DOES HEREBY ORDAIN AS FOLLOWS.

SECTION 1. Chapters 34, 37, and 40 of the Bradbury Development Code are hereby repealed.

SECTION 2. A new Chapter 34 is hereby added to the Bradbury Municipal Code to read as follows:

CHAPTER 34 – ARCHITECTURAL REVIEW

Sec. 9.34.010. – Purpose.

Architectural review is intended to:

- (1) Establish functional adequacy for grading, drainage, utility landscaping and other aspects of each development;

- (2) Ensure functional interrelationship of buildings, structures and improvements on each development;
- (3) Preserve trees, ridgeline vistas, canyon views and other aspects of the rural environment which characterizes the City;
- (4) Ensure that the siting, design and massing of all new or remodeled structures or developments are compatible with existing uses, designs, and developments in surrounding neighborhoods;
- (5) Promote compatibility of architectural design with surrounding property; and
- (6) Preserve the scenic character of the City.

Sec. 9.34.020. – Architectural Review – Minor and Significant.

- (1) Minor Architectural Review shall be limited to development which meets the following criteria:
 - (a) Minor modifications to the exterior appearance of any building or structure not facing a street or accessway;
 - (b) Construction of single-story structure, including accessory structures, which are less than 1,000 square feet of floor area;
 - (c) Construction which does not exceed a total of 18 feet in height from grade for the finished structure; and
 - (d) Construction of swimming pools, fences and gates or minor landscaping improvements which do not exceed 25 percent of the parcel size, and installation of exterior mechanical, electrical and plumbing equipment.
- (2) Significant Architectural Review shall cover all development other than that listed in subsection (1) above.
- (3) Accessory dwelling units and Very High Fire Zone accessory dwelling units shall not require any architectural review, regardless of where such units are located.

Sec. 9.34.030. – Submission required for architectural review.

- (1) Any plans, specifications, drawings or sketches which are submitted to the City for approval pursuant to the provisions of this title and the building code for the construction or structural alteration of any buildings or structures in the residential zones shall be accompanied by the following:
 - (a) Grades, natural and finished;

- (b) Drainage, existing and proposed;
 - (c) Landscaping plan, including a tree planting and preservation plan;
 - (d) Existing structures on the subject property;
 - (e) The plans and silhouettes required by the ridgeline and view preservation regulations; and
 - (f) The application fee, including cost of environmental review and mailing where applicable.
- (2) The plans must show the effect of the proposed work upon visual relationships with other lots, existing structures, or land adjacent to or within 500 feet of the proposed work.
 - (3) The Planning Department shall review submitted plans for compliance with the provisions of these requirements.

Sec. 9.34.040. – Findings.

The architectural review may be approved, conditionally approved, or disapproved. No application shall be approved unless the following findings are made by the approving body:

- (1) That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping;
- (2) That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures;
- (3) That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties;
- (4) The requirements of the ridgeline and view preservation regulations have been met;
- (5) That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing view, view of ridgelines, valleys or vistas;
- (6) The requirements of the tree preservation and landscaping regulations have been met; and

- (7) That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that:
 - (a) The square footage of the structure(s) and the total lot coverage of the development shall reflect the uncrowded character of the City and the neighborhood; and
 - (b) The height(s) of the structure(s) shall maintain to the extent reasonably practicable, some consistency with the heights of structures on neighboring properties.
- (8) That the design is consistent with the City's Design Guidelines.

Sec. 9.34.050. – Approving Body

- (1) Minor architectural review shall be conducted by the Planning Department. The Planning Department shall provide written notice to the applicant.
- (2) Significant architectural review shall be conducted by the Planning Commission. The Planning Commission shall hold a duly noticed hearing in accordance with Chapter 31 of this Title.

Sec. 9.34.060. – Appeals

Appeals shall be handled in accordance with Chapter 16 of this Title.

SECTION 3. Section 9.07.050(d) of Chapter 7 of Title IX relating to permit/entitlement implementation and time extensions is hereby amended to read as follows; all other provisions of Section 9.07.050 remain the same:

- (d) *Hearing on expiration/extension.* If the matter originally required a noticed public hearing, the Review Authority shall hold a public hearing on the proposed extension of a permit or entitlement, and give notice in the same manner.

SECTION 4. Section 9.10.040(4) of Chapter 10 of Title IX relating to nonconforming uses, structures, and parcels is hereby amended to read as follows; all other provisions remain the same:

- (4) *Appeals.* An appeal may be filed with the City Clerk within 30 days after the mailing of such order by the City Manager. Any person who is the owner, or has possession of the property to which such order relates, may file an appeal. Upon receipt of an appeal, the City Council shall conduct a hearing at a public meeting thereon; notice thereof shall be mailed at least ten days before the hearing to the appellant and the owner of the property and any persons in possession of the property. At the time and place set for the hearing, the City Council shall give the appellant a reasonable opportunity to be heard; said City Council may consider any applicable

staff report in order to determine the question of whether the said use, building or structure has lost its nonconforming status pursuant to the provisions hereof. The City Council's decision shall be final and conclusive.

SECTION 5. Sections 9.13.040, 9.13.050, and 9.13.060 of Chapter 13 of Title IX relating to General Plan, Development Code, and Zoning Map Amendments are amended to read as follows; all other provisions of Chapter 13 remain the same:

Sec. 9.13.040. - Notice and hearing.

- (a) The Planning Commission and City Council shall conduct public hearings and provide notice in accordance with the provisions set forth in Chapter 31 and any State law applicable to such proceedings, including notice to other agencies.
- (b) Notice of the time and place of all public hearings before the Planning Commission or City Council shall be given as set forth in Chapter 31. If the amendment is to other than the land use designation or zoning of a specific property, the mailed notice shall be given to all property owners in the City who will be impacted by such amendment.

Sec. 9.13.050. - Planning Commission action on amendments.

After conducting a public hearing on any proposed amendment, the Planning Commission shall take one of the following courses of action:

- (1) Recommend to the City Council that the requested amendment or change be granted in whole, or in part; or
- (2) Recommend to the City Council that the requested amendment or change be denied in whole, or in part.

The Commission's recommendation shall be by resolution which shall contain the reasoning upon which the recommendation was based. A recommendation on a General Plan amendment must be adopted by a majority of the total membership of the Planning Commission. A recommendation on a zone change or development code amendment must be made by a majority of the quorum and must also contain a statement as to the relationship of the proposed amendment to applicable general and specific plans. The City Clerk shall maintain the Commission's records and files relating to such matter.

Sec. 9.13.060. - Council action on amendments.

- (a) Upon receipt by the City Clerk of the Planning Commission's recommendation, the City Council shall conduct a public hearing on the proposed amendment.

- (b) If the decision of the City Council involves a substantial modification of the decision of the Planning Commission which was not previously considered by the Commission during its public hearing, the matter shall be referred back to the Commission for its recommendation before any final action is taken. The failure of the Planning Commission to report back within 45 days shall be deemed a recommendation of approval.
- (c) The City Council must approve an amendment to the General Plan by a vote of a majority of the total membership of the City Council. A zone change or development code amendment may be made by a majority of the quorum.
- (d) The adoption of any amendment is entirely at the discretion of the City Council. The Council shall not adopt any amendment unless it finds that the proposed amendment and any related development proposal is consistent with the General Plan and other adopted goals and policies of the City, and that the proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).
- (e) General Plan amendments shall be adopted by resolution. Development code amendments and amendments to the zoning map shall be by ordinance.

SECTION 6. Section 9.16.030(d) relating to hearings on appeal shall be amended to read as follows:

- (d) *Hearings; notice.*
 - (1) The City Clerk shall set a date, time and place for a public hearing. Notice shall be given at least ten days before the hearing to the applicant and any appellant if other than the applicant.
 - (2) The public hearing shall be commenced before the appellate body within 45 days after filing the appeal.
 - (3) If a noticed public hearing was required for the decision being appealed, then notice of the public hearing before the appellate body shall be given in the same manner.
 - (4) No appeal may be withdrawn except by the appealing party, with the consent of the applicant and the City Council; no refund of the filing fee shall be permitted in case of withdrawal.

SECTION 7. Section 9.19.020 and 9.19.030 of Chapter 19 of Title IX relating to revocations and modifications are hereby amended to read as follows; all other provisions of chapter 19 remain the same:

Sec. 9.19.020. - Revocation of variances and conditional use permits.

Upon recommendation by the City Manager, the body which granted a variance or conditional use permit shall conduct a noticed public hearing, in the manner as required for the granting of the same, to determine whether such variance or conditional use permit should be revoked. This revocation procedure shall apply to permits or variances granted prior to as well as after the adoption of these regulations. If the granting body finds any one of the following facts to be present, it shall revoke the variance or conditional use permit:

- (1) That the variance or permit was obtained by fraud;
- (2) That the use for which such approval was granted has ceased to exist; or has been voluntarily discontinued for a period of six months or more;
- (3) That the permit or variance granted is being, or has been, exercised contrary to any conditions imposed upon such permit or variance, or in violation of any law; or
- (4) That the use for which the approval was granted is being exercised so as to be detrimental to the public health or safety, or as to constitute a nuisance.

If the revocation hearing is conducted by the Planning Commission, its decision shall be subject to review on appeal, taken in the time and manner set forth in Chapter 16 of this title.

Sec. 9.19.030. - Modification of variances and conditional use permits.

Any condition imposed upon the granting of a variance or conditional use permit, including such granted prior to the adoption of these regulations, may be modified or eliminated, or new conditions may be added, provided that the granting body shall first conduct a noticed public hearing thereon, in the same manner as is required for the granting of the same. No such modification shall be made unless the granting body finds that such modification is necessary to protect the public peace, health and safety, or, in case of deletion of such a condition, that such action is necessary to permit reasonable operation under the variance or conditional use permit as granted. If the modification hearing is conducted by the Planning Commission, its decision shall be subject to review on appeal, taken in the time and manner set forth in Chapter 16 of this title.

SECTION 8. Sections 9.29.030 and 9.29.080 of Chapter 29 of Title IX relating to reasonable accommodations are hereby amended to read as follows and Section 9.29.090 is hereby deleted; all other section of Chapter 29 remain the same:

Sec. 9.29.030. – Review procedure.

- (a) *City Manager review.* The City Manager, or designee, shall consider an application and issue a written determination. At least ten calendar days before issuing a written determination on the application, the City Manager shall mail notice to the applicant and adjacent property owners that the City will be considering the application, advising of the standards for issuing an

accommodation, and inviting written comments on the requested accommodation.

- (b) *Planning Commission review.* The processing procedures for a discretionary land use application before the Planning Commission shall govern the processing of the request for a reasonable accommodation. If the reasonable accommodation is referred to the Planning Commission by the City Manager and there is no other discretionary application, then the Planning Commission shall hold a public hearing within 45 days after the application is deemed complete and shall issue a written determination within 60 calendar days after such public hearing. Written notice of the public hearing to consider the application shall be provided as set forth in Chapter 31.
- (c) *Ability to require additional information.* If the reviewing authority believes that additional information is necessary to reach a determination on any request for a reasonable accommodation, then the reviewing authority may request further information from the applicant. The reviewing authority's request shall specify in detail the requested information. In the event a request for further information is made, the applicable time period to issue a written determination shall be stayed until the applicant fully responds to the request for information. If an individual needs assistance in submitting the application for a reasonable accommodation, the City shall provide assistance to ensure that the process is accessible. The applicant and the City may agree at any time to extend the time period(s) set forth in this section.

Sec. 9.29.080. – Revocation or modification.

- (a) If the City Manager determines that evidence could be presented to the Planning Commission that may support grounds for revocation or modification of an approved reasonable accommodation, and the City Manager believes that the Planning Commission may find that such evidence is adequate to support revocation or modification of the reasonable accommodation, then the City Manager may initiate a revocation or modification proceeding before the Planning Commission.
- (b) Upon initiation of a revocation or modification proceeding, the Planning Commission shall hold a public hearing regarding the possible revocation or modification of the reasonable accommodation. Notice of such hearing shall be provided in the same manner as the notice required to be provided in Sec. 9.29.030. The Planning Commission, after such hearing, may revoke or modify the reasonable accommodation if the Planning Commission determines that:
 - (1) There has been a change in the disabled person's use of the property or need for the reasonable accommodation that negates the basis for the approval of the reasonable accommodation;

- (2) The application, or other information presented to the City in conjunction with the request for a reasonable accommodation, included false information; or
 - (3) Any of the conditions or terms of such approval are violated, or any law or ordinance is violated in connection therewith.
- (c) Upon revocation of the reasonable accommodation, the property shall be brought into compliance with any zoning regulations or other laws, policies, or procedures from which a deviation was granted to allow the reasonable accommodation.

SECTION 9. Section 9.31.010, 9.31.020, and 9.31.030 of Chapter 31 of Title IX relating to public hearings are hereby amended to read as follows and a new Section 9.31.015 is hereby added all relating to public hearings; all other sections of Chapter 31 remain the same.:

Sec. 9.31.010. – Purpose.

The purpose of this chapter is to provide the procedures for notifying the residents and other interested persons of public hearings for the planning and development activities that occur within the City.

Sec. 9.31.015. – Maps and Mailing Labels.

All applications for entitlements which require a public hearing shall be accompanied by:

- (a) A radius map showing all parcels of land within a 500-foot radius of the boundary of the property that is the subject of the entitlement application;
- (b) A mailing list and 2-sets of adhesive mailing labels of the owners of property within a 500-foot radius of the subject property; and
- (c) An affidavit from the person preparing the map and mailing list that the names and addresses are based on the latest available Tax Assessor's records.

Sec. 9.31.020. – Scheduling of public hearing.

Every application for a development permit, with the exception of conceptual plan review and minor architectural review, shall be set for a public hearing. Public hearings may be continued from time to time, by the Planning Commission or City Council, as may be deemed necessary.

Sec. 9.31.030. – Notice of public hearing.

Notice of the time and place of all public hearings before the Planning Commission or City Council shall be given by United States mail, postage prepaid, to the applicant, owner(s) of the subject property and the agent(s) if any, and the owners, as listed on the most recent County Assessors Roll, of property located within 500 feet of the external boundary of the subject property for which the entitlement is sought. Notice shall be mailed at least ten days before the public hearing.

SECTION 10. Section 9.43.030(b) of Chapter 43 of Title IX relating to ridgeline preservation is hereby amended to read as follows:

Sec. 9.43.030. - Procedure.

- (a) *Submission.* For any development to which Section 9.43.020 applies, the applicant, as part of the architectural review process, shall submit plans and elevations depicting the silhouette of the building against the horizon or view corridor as viewed from locations determined by the City staff. The applicant shall also stake out the property with poles or other indicators to demonstrate the impact of the structures on the view.
- (b) *Notice and public hearing.* Notice and a public hearing shall be provided as part of the architectural review process by the Planning Commission for the proposed development.
- (c) *Determination.* The Planning Commission may impose any height limitations required to prevent the proposed development from appearing above a ridgeline or hillside or from obstructing the view of an adjacent property, except that no limitation may reduce the developable height of the main building or structure on the parcel to less than 18 feet.

SECTION 11. Section 9.55.060(c) of Chapter 55 Title IX relating to historic preservation is hereby amended to read as follows; all other provisions remain the same:

- (c) Following the deadline for submittal of applications, the City Manager shall schedule a public hearing before the Planning Commission for its review and consideration of all completed applications timely received. Notice of the public hearing shall be provided as set forth in Chapter 31.

SECTION 12. Section 9.112.020(2)a of Chapter 112 of Title IX relating to vehicle nuisances is hereby amended to read as follows; all other provisions remain the same.

- a. Whenever the City Council finds, upon report by the City Manager, that any motor vehicle is being maintained contrary to the provisions of this chapter, the City Council shall, by resolution, declare its intent to conduct a hearing at a public meeting to ascertain whether the same constitutes a public nuisance, the abatement of which is appropriate under the provisions of this chapter. Said resolution shall describe the vehicle involved, and the property wherein the same is located, including, but not limited to, the correct identification number and license number thereof, if any.

SECTION 13. Section 9.115.020 of Chapter 115 of Title IX relating to public nuisances is hereby amended to read as follows:

Sec. 9.115.020. - Declaration of nuisances.

Whenever the City Council finds, upon the request of the City Manager, that any premises within the City may be maintained contrary to one or more of the provisions of Chapter 109 of this title, then the City Council shall by resolution declare its intent to conduct a hearing at a public meeting to ascertain whether the same does in fact constitute such public nuisance, the abatement of which is appropriate under the police power of the City. Said resolution shall describe the premises involved by street address, referring to the street by the name under which it is officially or commonly known, shall further describe the property by giving the lot and block number thereof, shall give a brief description of the conditions contrary to the provisions of Chapter 109 of this title, and a brief statement of the methods of abatement thereof.

SECTION 14. Sections 9.139.050 and 9.139.070 of Chapter 139 of Title IX relating to maps are hereby amended to read as follows; all other provisions of Chapter 139 remain the same:

Sec. 9.139.050. - Tentative map; list of property owners required when.

With each filing of a tentative map of a subdivision, including a minor land division, the subdivider shall file a radius map, mailing list and labels, and affidavit required by Section 9.31.015.

Sec. 9.139.070. - Notice of public hearing.

Notice of public hearings shall be given as provided in Chapter 31.

SECTION 15. Section 9.166.080 of Chapter 166 of Title IX relating to Minor Land Divisions is hereby amended to read as follows:

Sec. 9.166.080. - Action by City Council.

- (a) The Planning Commission shall make a recommendation on and the City Council shall approve, conditionally approve or disapprove tentative maps of minor land divisions.
- (b) Action on tentative maps of minor land divisions shall be taken at properly noticed public hearings before the Planning Commission and City Council as provided for in Chapter 31. The time limit for acting may be extended by mutual consent of the subdivider and the City Council.

SECTION 16. Section 9.172.020 of Chapter 172 of Title IX relating to appeals for subdivisions is hereby amended to read as follows:

Sec. 9.172.020. – Fees.

Upon filing of an appeal with the City Clerk, the appellant shall pay a processing fee in an amount set by resolution of the City Council to be sufficient to cover the cost of a public hearing to be held by the City Council.

SECTION 17. CEQA. This Ordinance is exempt from CEQA pursuant to the commonsense exemption set forth in CEQA Guidelines Section 15061(b)(3) which provides that CEQA does not apply to an activity where it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment. The changes set forth herein are simply procedural and for clarification and will not have any impact on the environment.

SECTION 18. Effective Date. This Ordinance shall take effect on the thirty-first date after passage.

SECTION 19. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared invalid.

SECTION 20. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

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ATTACHMENT B

RESOLUTION NO. PC 21-296

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY, AND AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166 AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS

PLANNING COMMISSION RESOLUTION NO. 21-296

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REPEALING CHAPTERS 34, 37 AND 40 OF THE DEVELOPMENT CODE AND ADDING A NEW CHAPTER 34 RELATING TO ARCHITECTURAL REVIEW AND NEIGHBORHOOD COMPATIBILITY, AND AMENDING CHAPTERS 7, 13, 16, 19, 29, 31, 43, 55, 112, 115, 139, 166 AND 172 OF THE DEVELOPMENT CODE RELATING TO HEARINGS

WHEREAS, the City Council adopted Ordinance No. 373 relating to Accessory Dwelling Units (ADUs) which includes provisions for the ministerial processing of applications for ADUs, and

WHEREAS, the City's architectural review provisions need to be amended to be consistent with the requirement for ministerial processing of ADUs, and

WHEREAS, during the review of the architectural review provisions, staff noticed that the provisions for minor and significant design reviews, and neighborhood compatibility should be clarified and combined, and

WHEREAS, staff also found that there are numerous Development Code clean-ups needed relating to the provisions for hearings;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BRADBURY, DOES HEREBY RESOLVE, FIND, AND DETERMINE AS FOLLOWS:

SECTION A. The Planning Commission finds that a duly noticed public hearing has been conducted at the regular meeting on March 24, 2021, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

SECTION B. The Planning Commission finds that the information in the agenda report, and the testimony given at the public hearing are incorporated in this Resolution and comprises the bases on which the findings have been made.

SECTION C. The Planning Commission finds that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which provides the commonsense exemption that CEQA does not apply to an activity where it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment. The changes set forth in the draft ordinance are simply procedural and for clarification and will not have any impact on the environment.

SECTION D. The Planning Commission hereby recommends to the City Council the approval of the draft ordinance to amend the Development Code to clarify and

combine the provisions for minor and significant architectural design review, and neighborhood compatibility, and to clean-up the provisions for hearings.

SECTION E. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 24th day of March, 2021.

Chairperson

ATTEST:

City Clerk

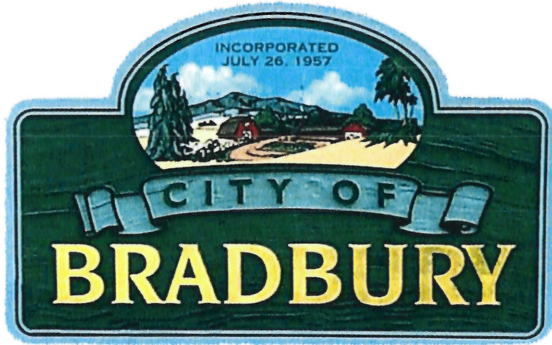
I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 21-296 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 24th day of March, 2021, by the following vote:

AYES:

NOES:

ABSENT:

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Frank Hernandez, Chairperson (District 1)
Robert Jones, Vice Chairperson (District 4)
Chelsea Hunt, Commission Member (District 5)
Darlene Kuba, Commission Member (District 3)
Bill Novodor, Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members

FROM: Jim Kasama, City Planner

DATE: March 24, 2021

**SUBJECT: DISCUSSION OF DEVELOPMENT STANDARDS FOR RECREATIONAL
VEHICLE PARKING OR STORAGE**

AGENDA ITEM NO. 9

INTRODUCTION

The City Council directed staff examine the subject of where and how recreational vehicles should be allowed to be parked or stored, and to have the Planning Commission discuss the matter for potential new regulations. Staff began its research by having the Community Services Officer canvas the City and take photos of recreational/oversize vehicles parked or stored at properties in the City. These photos are provided as Attachment A.

The Planning Commission began a discussion at its February 24, 2021 meeting, and asked staff to research the regulations of other cities. Staff checked the regulations of 14 cities. Some of the cities only address the requirement that all vehicles, including RVs and oversize vehicles be parked on paved surfaces and/or be stored out of sight, or only address the parking of RVs and oversize vehicles on public streets. The regulations of the six cities that address the parking or storing of RVs and oversize vehicles on private property are provided as Attachments B through G. These cities are Azusa, Claremont, Duarte, Glendora, La Verne, and San Dimas.

DISCUSSION

While the parking or storing of recreational and oversize vehicles is not a significant problem in the City of Bradbury, the attached photos show that there are situations that may be considered unacceptable. Two of the photos show a motorhome, eight properties have boats, and two show commercial-type vehicles. At the February 24, 2021 Planning

Commission meeting, there was consensus that RVs should not be stored so as to be fully visible from the street. The attached photos show several instances where a solid gate or fence would fully screen the RV so that it would not be visible from the street. It was not clear what should be done about oversized vehicles or RVs that are more than six feet tall.

Regulations regarding RVs and oversized vehicles for the City of Bradbury are in Chapter 109 – Property maintenance standards:

Section 9.109.030.(10) – Yard storage. Trailers, campers, boats, recreational vehicles, construction equipment or other mobile equipment stored or parked for more than five consecutive days, or more than ten days in any calendar year, in the yard areas abutting public or private streets.

Section 9.109.030.(25) – Oversized vehicles. The parking of an oversized vehicle, for more than five consecutive days, or more than ten days in any calendar year, in the yard areas abutting public or private streets is prohibited; provided however, that this provision shall not apply to the parking of a currently registered oversized vehicle in any area of the yard that the Planning Commission has determined to be appropriately located and designated for such activity. As used in this provision, the term “oversized vehicle” means a vehicle that exceeds either 20 feet in length, 80 inches in width, or 82 inches in height.

The term, “yard” is defined in the Development Code:

Yard means an area upon a lot required as a front, side or rear yard, which is maintained unoccupied and unobstructed from the ground upward without any encroachments, except as expressly authorized herein.

Based on the definition of “yard,” the above regulations limit the parking or storing of recreational vehicles in the required yard areas abutting streets. This could allow at a property that has space between the front of a house and the required front yard, a recreational or oversized vehicle to be parked/stored at that space in full view from the street. An example of this is the photo of the watercraft stored on a trailer in front of the house at 2313 Freeborn Street. The regulations of the City of Claremont address this possibility:

No trailers, boats, camper shells, disabled vehicles, or other vehicles incapable of movement under their own power or not currently licensed for use on public streets, no motor homes that have a total height of more than nine feet, a width of more than eight feet, and/or a total length of more than 19 feet, and no trucks or pick-up trucks with slide-in campers that have a total height in excess of nine feet, width of more than eight feet, and/or a total length of more than 22 feet, shall be parked, stored or allowed to remain for a period of more than 24 hours on any residential property except if parked or stored within a garage or in a side or rear yard area that is enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high. No such vehicles shall be parked in any yard area between a house and the street, when such yard area

is not enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high.

Yard shall mean the area of a lot located between a lot line and the building or buildings on the lot. The front yard is the horizontal area of a lot located between the building or buildings and the front property line, extending the width of the lot. A street side yard is the horizontal area of the lot located between the building and a property line, other than the front property line, which abuts the street, extending the depth of the lot.

If the parking or storing of recreational or oversized vehicles is to be prohibited in any area between a house and the adjacent street(s), the City of Bradbury's regulations and/or the definition of "yard" need to be amended.

Another discussion matter is the following provision in Section 9.109.030.(25) – Oversized vehicles:

. . . this provision shall not apply to the parking of a currently registered oversized vehicle in any area of the yard that the Planning Commission has determined to be appropriately located and designated for such activity.

The Development Code does not provide a process for the Planning Commission to make this determination.

PLANNING COMMISSION ACTION

The discussion should lead to direction to staff as to whether, or not the City's regulations need to be amended, and if so, what those amendments are to achieve. Staff would then formulate draft regulations for the Commission's consideration at a public hearing. The Commission would then make a recommendation to the City Council for the drafting and adoption of an ordinance to effectuate the amendments to the Development Code.

ATTACHMENTS

- A) Photos of Recreational & Oversized Vehicles
- B) City of Azusa Regulations
- C) City of Claremont Regulations
- D) City of Duarte Regulations
- E) City of Glendora Regulations
- F) City of La Verne Regulations
- G) City of San Dimas Regulations

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ATTACHMENT A

*PHOTOS OF RECREATIONAL
& OVERSIZED VEHICLES*

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180 Mount Olive Drive



166 Circle Drive



76 Woodlyn Lane



53 Woodlyn Lane



5 Bradbury Hills Road



2313 Freeborn Street



2204 Gardi Street



2116 Gardi Street



1404 Lemon Avenue



1157 Lemon Avenue



660 Deodar Lane

ATTACHMENT B

CITY OF AZUSA
RECREATIONAL & OVERSIZED VEHICLE
REGULATIONS

AZUSA

Sleeping in vehicles is prohibited.

It shall be unlawful for any person to lodge or sleep, on or about any automobile, truck, trailer, camper, recreational vehicle or similar vehicle in or on any public street, public park areas, right-of-way, or public or private parking lot or other public property within the city's jurisdictional boundaries.

Commercial, Oversized and Recreational Vehicles on Private Property.

- A. Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial vehicle means a motor vehicle of a type required to be registered under the California Vehicle Code, or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property.

Curb means an edging (as of concrete) built along a street to form part of the gutter and edge of the street.

Gross vehicle weight rating (GVWR) means the weight specified by the manufacturer as the loaded weight of a single vehicle.

Gross combination weight rating (GCWR) means the weight specified by the manufacturer as the loaded weight of a combination or articulated vehicle. In the absence of a weight specified by the manufacturer, GCWR shall be determined by adding the GVWR of the power unit and the total unladen weight of the towed units and any load thereon.

Oversized vehicle shall be defined as any vehicle whether motorized or non-motorized, that exceeds 23 feet in length, or 80 inches in width or 96 inches in height regardless of its weight. Any extension caused by any minor, load height or any accessory attached to such vehicle shall be considered part of the measured distance.

Notwithstanding the length, width, and height requirements for an oversized vehicle, the following vehicles shall also be considered oversized vehicles subject to the prohibitions contained in this section:

1. Buses as defined in the California Vehicle Code;
2. Trailer coaches as defined in the California Vehicle Code; and

Park means the standing of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or passengers.

Recreational vehicle shall be defined as a motor home, slide-in camper, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation for recreational purposes or emergency occupancy. Recreational vehicle shall also include:

1. Camping trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite and designed for human habitation for recreational or emergency occupancy;

2. Motor home. A vehicular unit built on or permanently attached to a self-propelled motor vehicle chassis, chassis cab or van, which becomes an integral part of the completed vehicle, designed for human habitation for recreational or emergency occupancy;
3. Slide-in camper. A portable unit, consisting of a roof, floor and sides, designed to be loaded onto and unloaded from the bed of a pickup truck, and designed for human habitation for recreational or emergency occupancy and shall include a truck camper.
4. Travel trailer. A portable unit, mounted on wheels, of such a size and weight as not to require special highway movement permits when drawn by a motor vehicle and for human habitation for recreational or emergency occupancy or travel trailers carrying off-highway vehicles.
5. Off Highway vehicles. Vehicles that are subject to the provisions of California Vehicle Code, Section 38010(a), that include, but are not limited to (a) any motorcycle or motor-driven cycle, except for any motorcycle which is eligible for a special transportation identification device issued pursuant to Vehicle Code, Section 38088; (b) any snowmobile or other vehicle designed to travel over snow or ice, as defined in Vehicle Code, Section 557; and (c) any motor vehicle commonly referred to as a sand buggy, dune buggy, or all terrain vehicle.

Right-of-way means a corridor or strip of land, either public or private, on which a right of passage has been recorded and over which are built roadways, curbs and parkways.

Semitrailer means a vehicle designed for carrying persons or property, used in conjunction with a motor vehicle, and so constructed that some part of its weight and that of its load rests upon, or is carried by, another vehicle.

Trailer means a vehicle designed for carrying persons or property on its own structure and for being drawn by a vehicle. "Trailer" includes a semitrailer when used in conjunction with an auxiliary dolly, if the auxiliary dolly is of a type constructed to replace the function of the drawbar and the front axle or axles of a trailer.

Truck tractor means a motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load, other than a part of the weight of the vehicle and the load so drawn. As used in this section, "load" does not include items carried on the truck tractor in conjunction with the operation of the vehicle if the load carrying space for these items does not exceed 34 square feet.

Unladen weight means the weight of a vehicle equipped and ready for operation on the road including the body, fenders, oil in motor, radiator full of water, with five gallons of gasoline or equivalent weight of other motor fuel; also equipment required by law, and unless exempted under California Vehicle Code Section 661, any special cabinets, boxes or body parts permanently attached to the vehicle, and any machinery, equipment or attachment which is attendant to the efficient operation of the body or vehicle.

Vehicle means a device by which any person or property may be propelled, moved, or drawn upon a highway, excepting a device moved exclusively by human power or used exclusively upon stationary rails or tracks.

- B. Applicability. These regulations shall apply only in Neighborhood districts and sub-districts as defined in this article.
- C. Regulations. The following regulations shall apply to the parking and/or storage of commercial, oversized and recreational vehicles:

1. No commercial vehicle, oversized vehicle, or recreational vehicle shall have graffiti while parked or stored on a street or alley within a commercial or residential districts, including on residential and commercial properties within those districts. The registered owner of the commercial vehicle, oversized vehicle, or recreational vehicle is responsible for the removal of graffiti upon being provided 48 hours' written notice by the city. Failure of any person to so remove graffiti shall constitute an additional violation.
2. Parking and/or vehicle storage is not permitted on unpaved commercial or residential lots except where it is either associated with loading and unloading goods or material when delivered to the property or where the vehicle is parked in connection with providing services to or on the property.
3. No trailer, truck tractor, or oversized vehicle may be parked on private property, except:
 - a. While loading or unloading goods or materials when delivered to the property; and/or
 - b. When the vehicle is parked in connection with providing services to or on the property.
4. Recreational vehicles may be parked and/or stored on private property, subject to the following:
 - a. A maximum of one recreational vehicle may be parked and/or stored in a front yard setback or a residential driveway, provided that all of the following are met: (1) The entire recreational vehicle fits over a paved surface; (2) The recreational vehicle is parked and/or stored behind a public sidewalk, where applicable; (3) The recreational vehicle is parked and/or stored behind the property line and does not encroach into a public parkway containing a sidewalk; and (4) Where there is no sidewalk the recreational vehicle is parked at least eight feet from the face of the curb, or eight feet from the beginning of the paved street.
 - b. Notwithstanding limitations on paved surfaces in front yard setbacks, a paved surface used for the lawful parking and/or storage of a recreational vehicle shall combined with existing lawful driveways shall generally not exceed 40 percent of the total width of the front yard setback. Installation of more than one driveway or combined driveways may be permitted subject to the submittal and approval of a temporary use permit and shall be in accordance with section 88.36.100. Driveway locations and ultimate widths shall be established as part of the temporary use permit.
 - c. Recreational vehicles may be parked and/or stored on side yards, as long as the entire recreational vehicle is parked and/or stored on a paved surface and there is a clearance of not less than three feet from the residential structure over the entire length of the recreational vehicle.
 - d. Recreational vehicles may be parked and/or stored on rear yards, as long as the entire recreational vehicle is parked and/or stored on a paved surface and there is a clearance of not less than three feet from all parts of the residential structure.
 - e. Recreational vehicles parked or stored in front yard driveways must be parked perpendicular to the front yard property line and where possible facing forward for safer egress into the public right-of-way.
 - f. Recreational vehicles parked and/or stored in a front yard driveway must be registered and operational. Recreational vehicles shall be maintained clean and in repair and shall not leak any fluids (oil, coolant, etc.). No person shall dump or dispose of any recreational vehicle waste except in certified waste disposal canisters.

- g. Recreational vehicles that are stored on property may be protected with an appropriate cover. An appropriate cover shall be a snap-up cover or snug zip-up cover made of canvas, polyester, vinyl or other weather resistant material, customized to fit over the recreational vehicle. No recreational vehicle shall be parked or stored anywhere on the property under a temporary accessory structure (i.e., canopy, tent, tarp, or similar structure).
 - h. Recreational vehicles may be temporarily connected to an electrical outlet only while parked within the private property for a period not to exceed 72 hours and for the sole purpose of loading and unloading the recreational vehicle and getting it ready for a trip.
- 5. Commercial vehicles may be parked and/or stored on private residential property, subject to the following:
 - a. Commercial vehicles may not exceed gross weight of more than 10,000 pounds, unless:
 - i. While loading and unloading goods or materials when delivered to the property; and/or
 - ii. When the vehicle is parked in connection with providing services to or on the property.
 - b. Commercial vehicles may not exceed eight feet in total outside width, or seven feet in height (including any load thereon), or 21 feet in length in total bumper to bumper length.

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ATTACHMENT C

*CITY OF CLAREMONT
RECREATIONAL & OVERSIZED VEHICLE
REGULATIONS*

CLAREMONT

16.154.070 NEIGHBORHOOD PROTECTION

- A. No trailers, boats, camper shells, disabled vehicles, or other vehicles incapable of movement under their own power or not currently licensed for use on public streets, no motor homes that have a total height of more than nine feet, a width of more than eight feet, and/or a total length of more than 19 feet, and no trucks or pick-up trucks with slide-in campers that have a total height in excess of nine feet, width of more than eight feet, and/or a total length of more than 22 feet, shall be parked, stored or allowed to remain for a period of more than 24 hours on any residential property except if parked or stored within a garage or in a side or rear yard area that is enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high. No such vehicles shall be parked in any yard area between a house and the street, when such yard area is not enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high. The Director of Community Development may grant a temporary *recreational vehicle* parking permit to allow the temporary parking of such *vehicle* on residential property for a maximum of 14 days per dwelling unit per calendar year. The 14 days may be consecutive or spread throughout the calendar year.
- B. No commercial vehicles having a manufacturer's gross *vehicle* weight rating of 10,000 pounds or more, or which are incapable of movement under their own power shall be parked or stored in any residential district, except as otherwise permitted pursuant to Section 10.32.180 of the Municipal Code.
- C. No building materials, machinery, or other materials or equipment used in or for a business shall be stored outdoors on any lot in any residential district, except during construction on the lot.
- D. No person shall park any *vehicle* on any landscaped or unpaved area that is not enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high.

ATTACHMENT D

CITY OF DUARTE
RECREATIONAL & OVERSIZED VEHICLE
REGULATIONS

DUARTE

Recreational vehicle parking in residential zones.

A. Zones permitted.

1. Recreational vehicles, as defined in Article 9 (Definitions) and when not stored within a fully enclosed structure approved for that purpose, are allowed to be parked only in the R-1, R-1A, R-1B, R-1D, R-1E, R-1F, R-2, and R-MH zones, subject to the standards set forth in this Section.
2. Recreational vehicle parking shall not be allowed in the R-3 or R-4 zones, unless stored within a fully enclosed structure approved for that purpose.
3. Recreational vehicle parked in garages or within warehouse space is permitted in any zone.
4. For the purposes of this Section, recreational vehicles shall mean motor homes not exceeding a maximum length of 40 feet and a maximum height of 12 feet, or any trailer (either with or without a vehicle thereon) of a maximum length of 30 feet. Any recreational vehicle exceeding these measurements may not be parked in any residential zone.

B. Parking location; screening standards. The parking of recreational vehicles shall be restricted to the side and rear yards of a lot, unless the conditions in paragraph C, below, apply. The parked recreational vehicle shall be screened from view from the street and adjoining properties by a fence or wall (as permitted in the side and/or rear yards), which is at least six feet high.

C. Alternative parking location. Recreational vehicles may be parked on the paved driveway and adjacent area in front of the primary building line, and only when the Director determines that the side and rear yards are either inaccessible or for other reasons, not adequate or available or suitable for recreational vehicle parking. A recreational vehicle may be parked on any legal paved driveway area within the front setback, as well as on a paved area between the driveway and the property line nearest to the driveway when conditions necessitating the alternative have been verified by the Director and further, provided that access to the garage spaces are maintained at all times.

D. Conditions applicable to all parked recreational vehicles.

1. All recreational vehicles shall be parked on a paved or similar surface acceptable to the Director.
2. All recreational vehicles shall be maintained in a complete, serviceable, and operable condition, and shall be currently licensed for their intended use.
3. No recreational vehicle shall be parked in a manner that blocks vehicular access to a garage or required fire safety access.
4. No recreational vehicle or any trailer on which it may be mounted shall overhang any public right-of-way or adjacent private property.
5. Where a tarp or canopy is used to cover the recreational vehicle, the tarp or canopy shall be of a neutral color and shall be maintained in good physical condition at all times.

ATTACHMENT E

CITY OF GLENDORA
RECREATIONAL & OVERSIZED VEHICLE
REGULATIONS

GLENDORA

“*Recreational vehicle*” means a *vehicle* towed or self-propelled on its own chassis or attached to the chassis of another *vehicle* and designed or used for *recreational* purposes. The term includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks or buses, boats and boat trailers, and all-terrain vehicles.

Off-street parking and loading.

Recreational Vehicles.

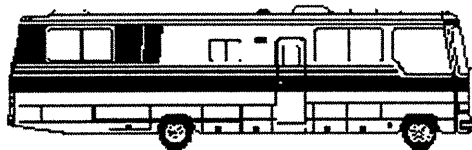
1. Purpose. The purpose of the *recreational vehicle* (RV) code is to clearly define what is considered a *recreational vehicle* and to identify locations and standards for storage of *recreational vehicles* in residential zones and to identify requirements for temporary parking of *recreational vehicles* in order to protect the integrity, value and character of residential neighborhoods along with public health and safety.
2. Definitions. *Recreational vehicles* or RVs are defined to cover both *recreational vehicles* that are motorized and non-motorized.

“Motorized *recreational vehicle*” means a motor home built on a truck or bus chassis or a van chassis which usually has a section overhanging the cab. All these vehicles are powered by internal combustion engines that run on gasoline, diesel, batteries or other fuel. Van campers and pickup truck campers are excluded from the *recreational vehicle* definition. Inoperative vehicles pursuant to Section 9.36.010(8) of the Glendora Municipal Code are prohibited.

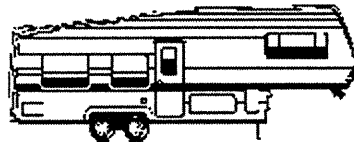
“Non-motorized *recreational vehicle*” means a conventional travel trailer or a fifth wheel trailer utilized for *recreational* purposes and designed to be towed by a *vehicle*. Boats, horse trailers, utility trailers for storing *recreational* equipment or other equipment and all-terrain vehicles stored on trailers utilized for *recreational* purposes are considered non-motorized *recreational vehicles*. Pickup truck camper shells which have been removed from the *vehicle* and stored are considered non-motorized *recreational vehicles* and shall conform to the provisions of this title.

The following diagrams represent examples of *recreational vehicles* as defined by this subsection and are not meant to be a complete list of examples:

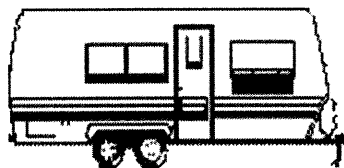
RECREATIONAL VEHICLE EXAMPLES



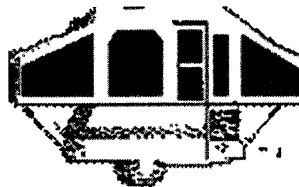
Motor Home



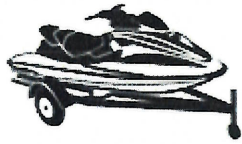
5th Wheel Trailer



Travel Trailer



Tent Trailer



Sea-doo (or other equipment such as a boat or motorcycles) on trailer



Horse Trailer

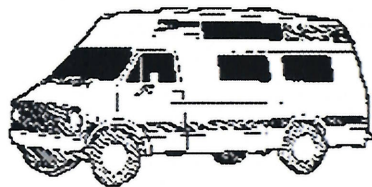


Utility Trailer enclosed example



Utility Trailer open example

The following examples are exempt from the *recreational vehicle* definition:



Van Camper is excluded



Pickup Truck Camper is excluded

“*Recreational vehicle storage*” means on-site residential parking of a *recreational vehicle* on a parking space approved for a *recreational vehicle* by this section that is separate from the required off-street parking for a single-family residence.

“*Temporary recreational vehicle parking*” means short-term parking for the purposes of cleaning and prepping which can occur on a public street with a valid city permit issued by the city pursuant to Section 10.12.021 of the Glendora Municipal Code or on private property within the front setback on an approved driveway leading to a garage for a time period not to exceed seventy-two hours at any one time.

“*RV yard area*” means those areas on a residential zoned parcel where an RV may or may not be stored relative to the main residential building and orientation to the street.

“*RV front yard*” for the purposes of RV storage means a space extending the width of a parcel between the front property line and the front of the residence and not less than the required front setback for the zone. If the front of the residence varies relative to the front property line, the RV front yard shall follow the front of the residence, not an imaginary straight line taken from the nearest wall of the residence to the street.

“RV side yard” for the purposes of RV storage means a space extending from the RV front yard area to the RV rear yard area between the side property line and the side wall of the main residence.

“Short RV side yard” for the purposes of RV storage means a space between the side property line and the shortest side wall of the main residence and extending from the RV rear yard area up to three feet into the RV front yard area provided it does not extend beyond the main residence building line nearest the street, does not encroach into the front setback or into the required twenty-five-foot backout distance from the garage.

“RV rear yard” for the purposes of RV storage means a space extending the width of a parcel between the rear property line and a line parallel with the rear wall of the main residence.

“Corner lot RV front yard” for the purposes of RV storage means the street frontage with the property address.

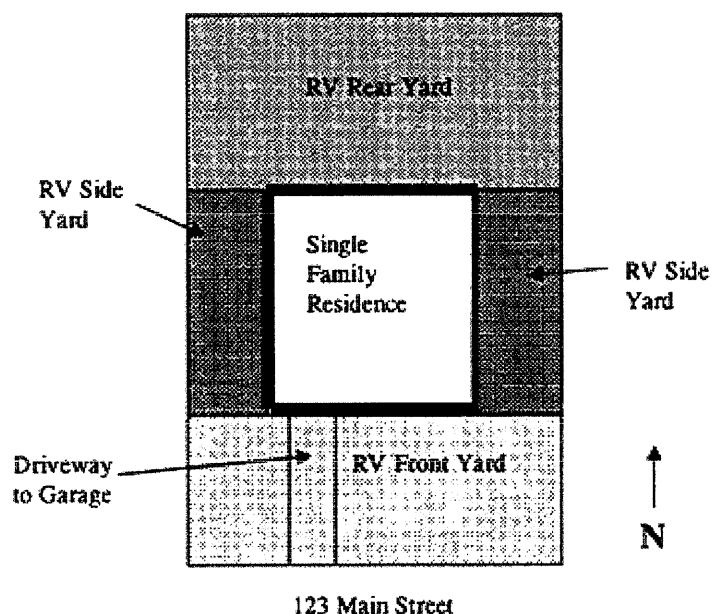
“RV street side yard” for the purposes of RV storage means the RV yard area adjacent to a street on a corner lot between the RV front yard as determined by the corner lot RV front yard definition and the RV rear yard.

“Irregular nonconforming RV lot” for the purposes of RV storage means a lot where one side is twenty-five percent or less of the other side, resulting in a lot depth of less than one hundred feet. Lot depth is measured from the mid-point of the front lot line to the mid-point of the rear lot line.

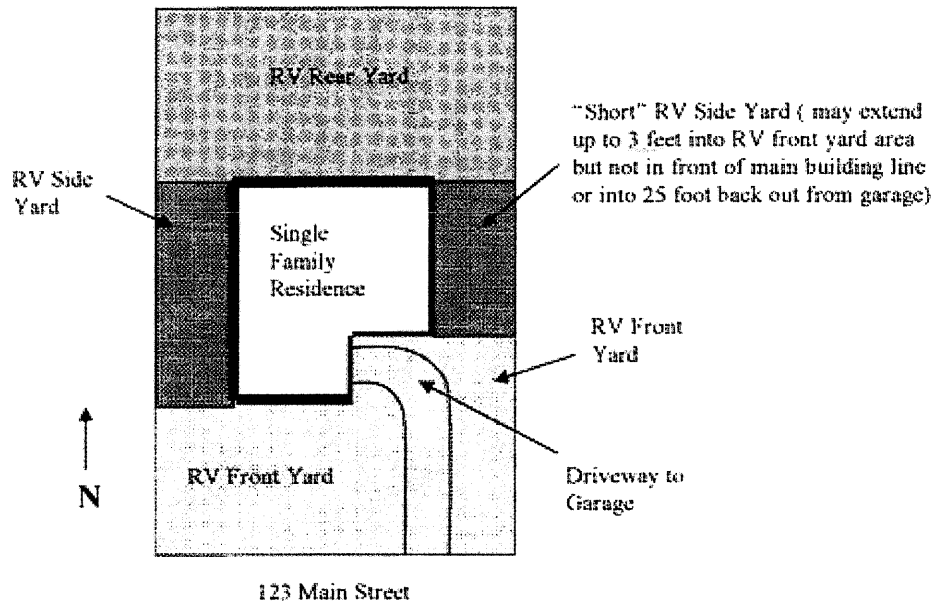
“Irregular nonconforming RV lot side yard” means the side yard for the narrowest side beginning at the side of the driveway farthest from the residence to the side property line of the narrowest side and extending from the front property line to the RV rear yard.

RV Yard Area Diagrams Examples (no scale):

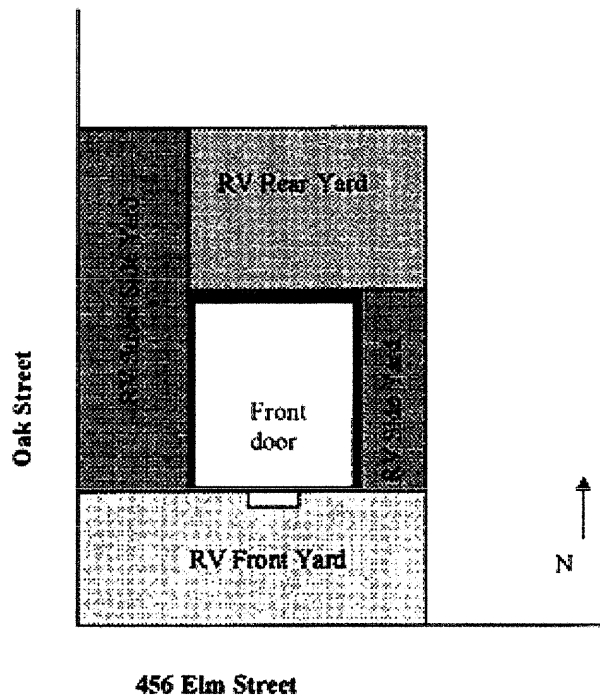
Square residential layout



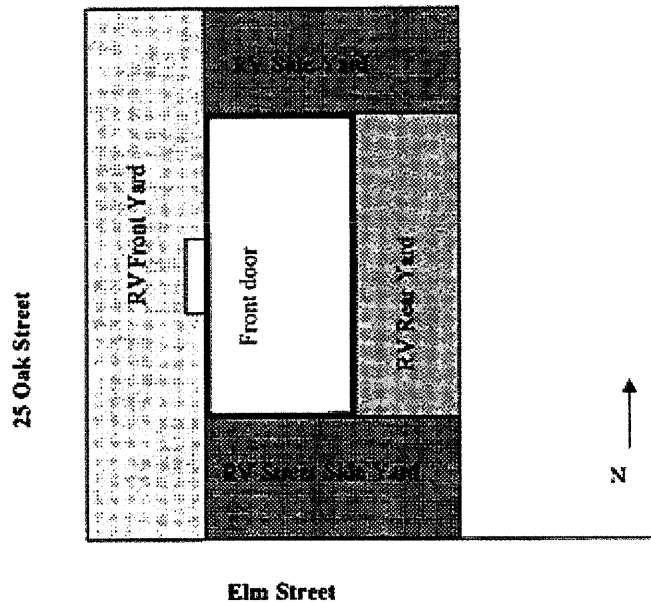
“L” residential layout



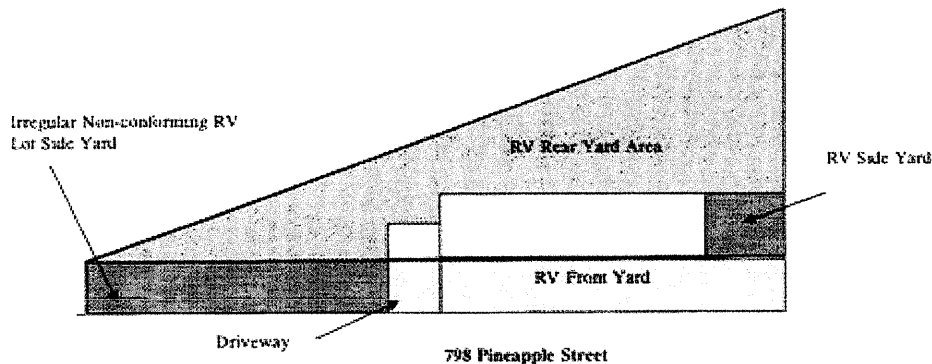
Corner lot RV yard area – Address and front door facing narrowest street frontage



Corner lot RV yard area – Address and front door facing longest street frontage



Nonconforming lot yard areas



3. Zones Which Allow RV Parking. Other than as permitted under Title 21 Use Table C and Route 66 Specific Plan Use Table 6-1, *recreational* vehicles may only be stored on single-family zoned lots or lots in which a single-family structure is occupying the parcel even though the lot may be zoned for multifamily structures. The ability to maintain storage of *recreational* vehicles on multiple-family zoned parcels shall only be permitted as long as there remains a sole single-family structure on the parcel. No commercial RV storage shall be permitted in any residential zone. Commercial RV storage facilities shall refer to Table C of Title 21 and Table 6-1 of the Route 66 Specific Plan in Title 21. In all cases, storage must maintain compliance with all other sections of this code.
4. Registered Owner. The registered owner of an RV stored on the property must either be the owner of the property or use the property as their primary residency. This subsection does not

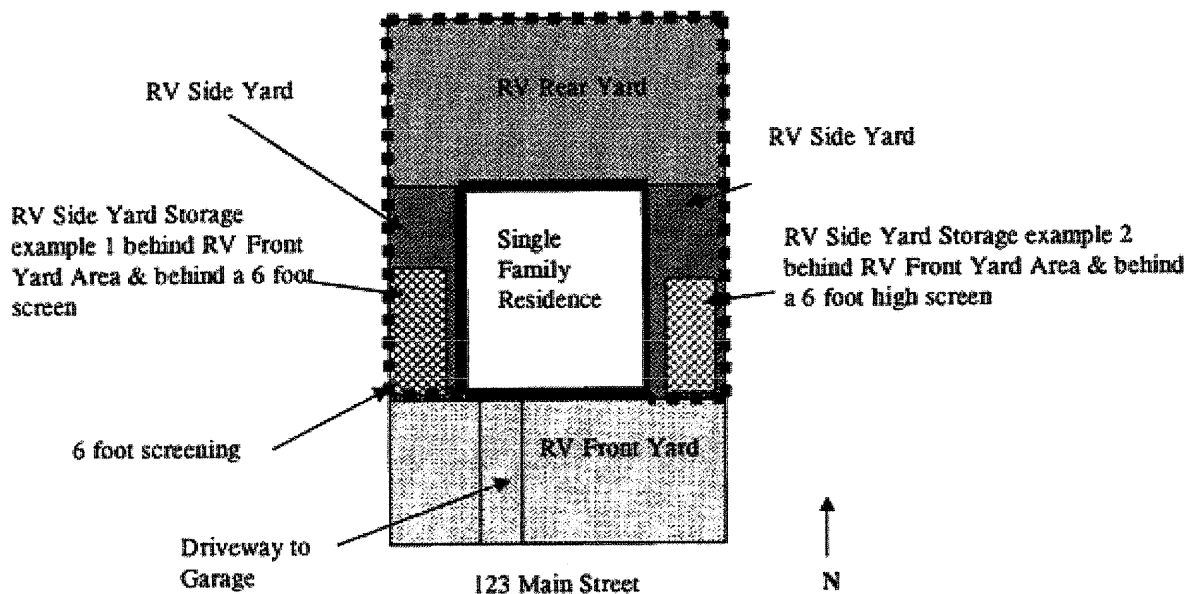
apply to a single RV stored on the property as a result of visiting guest(s) as long as the storage does not exceed seventy-two hours.

5. RV Storage Standards.

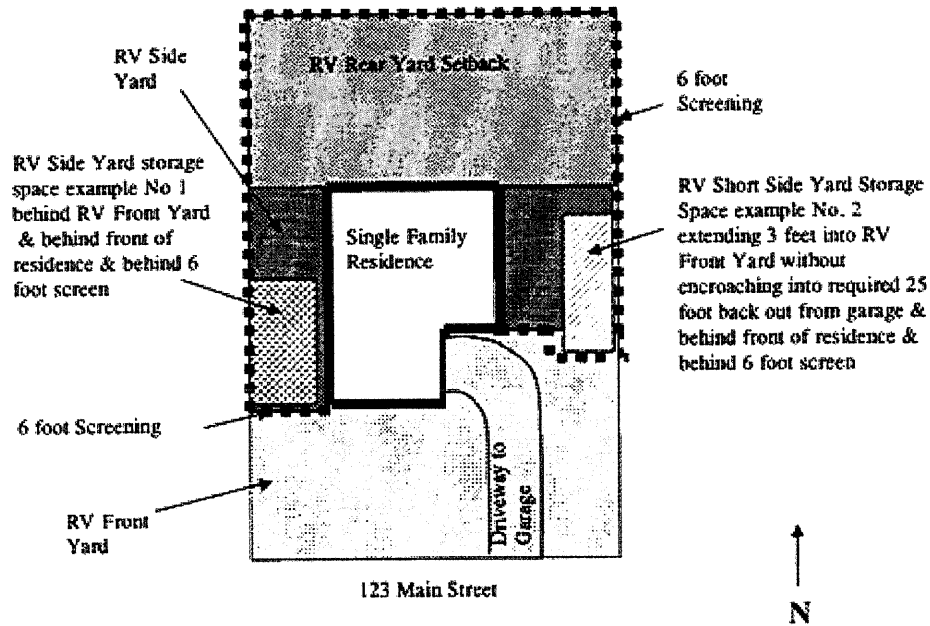
- a. Front Yard RV Storage. No storage of *recreational* vehicles may occur in the front yard area or in front of the main residence of the property unless an administrative review permit has been granted, with the exception of a slight encroachment extending from the side yard into the front yard not to exceed three feet and does not encroach into the twenty-five-foot back-out distance from a garage and is screened with a six-foot wall or solid fence. The only other exception to this subsection shall be the temporary parking of the RV on a driveway leading to a garage for the purpose of prepping the *vehicle* for use or cleaning the *vehicle* after its usage. In no case shall that period of time exceed seventy-two hours. *Recreational vehicle* temporary parking within the front setback and/or in front of the main residence on driveways leading to a garage shall not encroach onto the sidewalk area or public right-of way. This subsection shall pertain to RV parking on private residential property. Temporary RV parking on public streets for any period of time is administered through Chapter 10.12 of the Glendora Municipal Code.
- b. Rear Yard RV Storage. Storage of recreation vehicles in the rear yard area is permissible as long as there is a six-foot wall or solid fence to screen the *vehicle* from view. The RV shall not encroach closer to than two feet to any wall or fence. Screening walls, gates and fences shall be required to obtain any necessary review, approvals and permits.
- c. Side Yard RV Storage. *Recreational vehicle* storage is permitted in the RV side yard area behind the front setback and behind the RV front yard provided it is screened to a height of six feet as required by this title.

RV side yard storage examples:

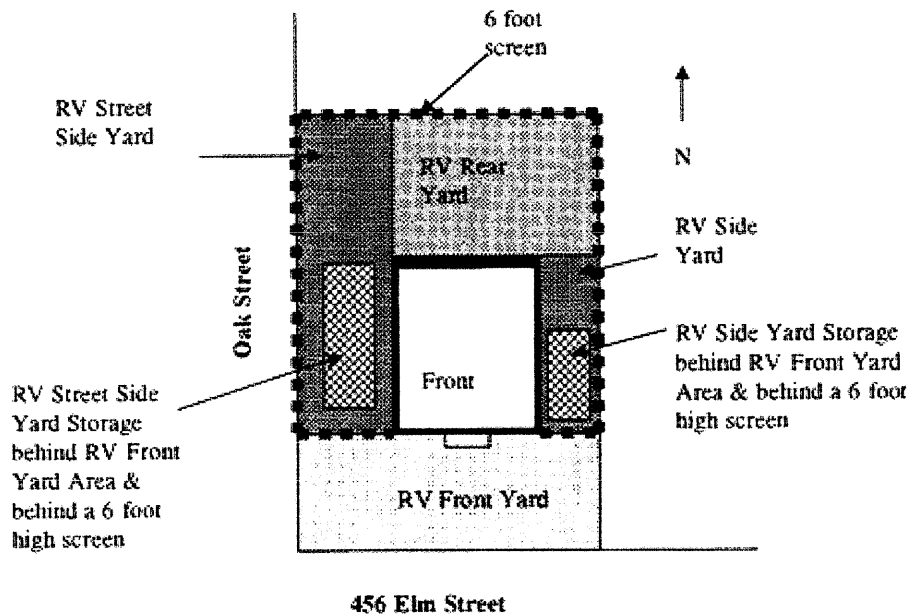
Side yard RV storage – Square residential building layout



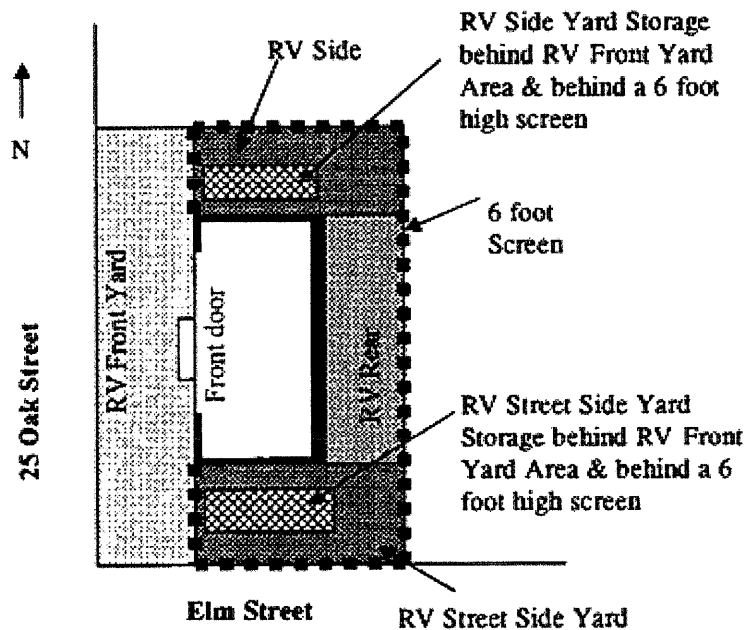
Side yard RV storage – “L” residential building layout



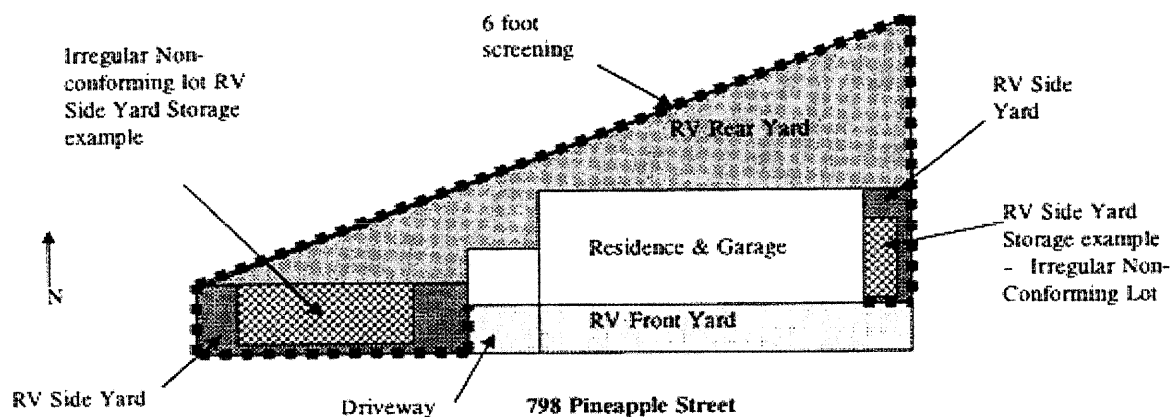
Side yard corner lot RV storage, address and front door on narrowest frontage



Side yard corner lot RV storage—Address/front door on longest street frontage



RV side yard storage—Irregular nonconforming lots



6. Parking Surface for RV Storage. RV storage may be on any surface. If the surface is vegetation, it must be maintained pursuant to GMC Section 9.36.020(4).
7. Access to Side or Rear Yard Storage Area. Generally access to side or rear yard storage areas shall be from the existing driveway. However in some cases, the access may require the *recreational vehicle* to access over a curb and sidewalk. In those cases, the property owner shall be responsible for the maintenance and if determined by the public works director the replacement of curb and sidewalk damaged by such use.

8. Screening. Acceptable screening is considered a wall or solid fence structure that has obtained all required approvals and permits from the city. Materials for screen fencing shall be masonry, wood or wrought iron with view-obscuring material. Materials for screening gates shall be wood or wrought iron with view-obscuring material. In no case shall an RV screening wall or fence along the side yard or rear yard be higher or lower than six feet as measured to the highest finish grade. *Recreational vehicle* storage in a side yard area shall be screened from view from the public right of way as provided by this section. A gate is not required.
9. Temporary Coverings. No temporary coverings such as tarps or cloth screens are permitted. Fitted covers and permanent canopies are permitted and may be used as long as they are specifically designed for a *recreational vehicle*. All fitted covers and permanent canopies shall be maintained in good condition. Permanent canopies are structures which are permanently fixed to the ground and shall comply with all required building codes and Glendora Municipal Code Section 21.04.010(D)(2) Accessory Buildings.
10. Living Quarters. *Recreational* vehicles shall not be used as living quarters when stored on residential or commercial property within the city except as provided in Section 19.20.140 of the Glendora Municipal Code.
11. Temporary On-Street Parking. Temporary on-street RV parking shall be permitted for a maximum of seventy-two hours at any one time with an approved temporary RV street parking permit issued by the city as provided by Section 10.12.021, Early Morning Parking-Temporary Permits, of the Glendora Municipal Code.
12. Grandfathering of 1993 RV Parking Exemptions. The recreation vehicles granted an exemption through the 1993 ordinance and recorded with the community preservation division shall continue to be recognized as valid until the specific *vehicle* referenced in the exemption is no longer located on the property.
13. Enforcement. The effective date of the ordinance codified in this section shall be six months from the date of adoption by the city council.
14. Administrative Review Permit for RV Storage in RV Front Yard.
 - a. Storage of an RV in an RV front yard area of a single-family residential zone or a multiple-family residential zone developed with only one residence is prohibited unless an administrative review permit is approved by the director of planning and redevelopment.
 - b. The application for an administrative review permit for RV storage in a RV front yard area shall be denied unless all of the following five findings for approval can be made:
 - (A) The subject property is unique in size or configuration;
 - (B) There is no available space in a garage, side yard or rear yard area which can accommodate the RV in conformance with this title;
 - (C) The property can accommodate screening from view from the public right-of-way and surrounding properties with a six-foot high wall/fence and gate constructed with view obscuring material. The six-foot high wall/fence and gate screening does not encroach into the front yard setback area or twenty-five-foot back-out distance from a required garage;
 - (D) The RV can be parked parallel to the side property line and as near the property line as possible;
 - (E) Only one RV can qualify for an administrative review permit for RV front yard storage on the subject property.

- c. The following development standards shall be incorporated into conditions of approval for the administrative review permit:
 - (A) The RV storage space shall not encroach or block the required twenty-five-foot back-out distance from an approved garage;
 - (B) The director may impose additional conditions as needed to ensure compliance with regulations and to reduce adverse impacts to surrounding neighborhood properties.
- d. The administrative permit shall be approved or denied by the director of planning and redevelopment with appeal to the planning commission. The action of the planning commission, shall be based on findings in subsections (I)(14)(b)(A) through (E) and supported by factual findings in order to grant the appeal. The action of the planning commission shall be final with no further administrative appeal possible.

RV-Related Regulations for Specific Plan Areas:

Structures are to appear to recede into the site. The specific plan includes largely level lots of at least 20,000 square feet which allows greater flexibility in building placement. Designers should create new dwellings that are compatible with existing homes and consistent with the texture and color of the natural setting including landscaping and hillsides.

Placement of the Main Residence—Guidelines.

Allow for Extra *Vehicle* Storage. In the event on-site *vehicle* storage is needed to store boats, trailers, and *recreational* vehicles, parking shall be outside of the front yard and screened from neighboring properties as required by the city's RV parking requirements.

Parking standards of the city of Glendora Zoning Ordinance shall apply to development within the Arboreta specific plan area, except as defined herein.

1. Guest vehicles may remain on the streets during evening hours.
2. Accessory vehicles, such as motorcycles, boats, all-terrain vehicles, etc., shall be parked within an enclosed garage.
3. Parking within common drives is prohibited at all times. No *vehicle* shall be parked continuously on private streets within the project for any period in excess of seventy-two hours. Vehicles parked in violation of these requirements are subject to towing and the requirement enforced by the HOA.
4. *Recreational vehicle* parking is prohibited.

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ATTACHMENT F

CITY OF LA VERNE
RECREATIONAL & OVERSIZED VEHICLE
REGULATIONS

LA VERNE

18.76.120 Storage of mobile homes, trailers, campers, inoperative vehicles and boats.

- A. Prohibitions. Except where otherwise prohibited by an adopted specific plan and/or recorded restrictions (C.C. & R's), the storage of any mobile home, *recreational vehicle*, trailer, or boat on any real property within the city which is located in an A-1 and/or P-R zone shall be permitted under the following conditions: No mobile home, *recreational vehicle*, trailer, or boat shall be stored within the front yard setback or street side yard setback area. Such vehicles may only be stored in a garage, or side or rear yards, located to the rear of the front yard setback behind a solid wall which will visually separate the *vehicle* from the street and adjoining properties. Inoperative vehicles shall not be permitted to be stored within the front yard or side yard setbacks.
- B. Time Limits. Any mobile home, *recreational vehicle*, trailer, inoperative *vehicle*, or boat, placed, kept or maintained on the aforesaid real property for a continuous period of five days shall be deemed to be stored for purposes of administration and enforcement of this chapter.
- C. Storage Permits. Except where otherwise provided by an adopted specific plan, a storage permit may be issued to allow the front yard storage of a mobile home, *recreational vehicle*, trailer, or boat upon property located in the city which is zoned A-1 and/or P-R under the following condition: That upon application to the police department, in accordance with the administrative regulation established by the city manager, the department may determine that because of special circumstances applicable to the subject property, including size, shape, topography, building location, or surroundings, the conditions of Section 18.76.120(A) cannot be met.
- D. Location. Stored *recreational* and similar vehicles shall not encroach past the property line into the public right-of-way nor be stored closer than ten feet from the curb face.
- E. Fee. The fee for a storage permit provided in this section shall be established by resolution of the city council.
- F. Appeal. Any person aggrieved by a decision of the police department may appeal such decision pursuant to the administrative regulation established by the city manager.
- G. Penalty/Enforcement. Enforcement of Section 18.76.120 shall be by parking violation citation with the penalty as established by council resolution.

ATTACHMENT G

CITY OF SAN DIMAS
RECREATIONAL & OVERSIZED VEHICLE
REGULATIONS

SAN DIMAS

Definitions:

“Recreational apparatus” or “recreational vehicle” means any device which may be used for camping or *recreational* purposes and which with the exception of *vehicle* and/or utility trailers, is not currently registered for operation on public streets including, but not limited to, camper units, shells, travel trailers, *vehicle* trailers, utility trailers, boats, airplanes, gliders, off-highway vehicles and other devices used for *recreational* purposes.

Recreational Vehicle Storage. Permanent access and storage space shall be provided on all lots or parcels created after June 13, 1973 for *recreational* vehicles, trailers, boats, or camper shells. Such storage space shall be located behind the main building line, within the interior side yard, or in the rear yard. Further, such space shall be not less than ten feet wide by twenty-five feet long, and, when actually used for storage of *recreational* vehicles, the provisions of Section 18.156.100 of this title shall also apply.

Yards.

1. *Front.* There shall be a front yard setback having an average depth of twenty-five feet with a minimum depth of fifteen feet extending across the full width of the lot or parcel.
2. *Side.* Side yard setbacks shall be as follows:
 - a. When multifamily structure is adjacent to properties zoned for single-family use: twenty feet for single story and thirty feet for two or more stories.
 - b. When multifamily structure is not adjacent to properties zoned for single-family use: twenty feet.
 - c. When ***recreational vehicle*** parking is provided in a side yard: thirty feet.
 - d. When side yard is contiguous to a public street: twenty-five feet.
 - e. In all cases, there shall be a minimum of ten feet of landscaped setback adjacent to side property lines which shall be free from all structures, driveways, parking, trash enclosures and similar facilities. This may be reduced to five feet with the approval of a conditional use permit.
3. *Rear.* The minimum rear yard shall be twenty feet. Vehicular access, open parking or storage for ***recreational vehicles*** may be provided within a rear yard and, in such event, the setback shall be thirty feet; ten feet of such yard nearest the property line shall be landscaped. Said ten feet may be reduced to not less than five feet with the approval of a conditional use permit.

18.20.030 *Recreational vehicle*, boat and trailer limitations.

The provisions of Section 18.156.100 of this title shall apply for parking or storage of a *recreational vehicle*, trailer, boat, truck camper, or camper shell. No *recreational vehicle*, trailer, boat, truck camper, or camper shell in any residential zone, except in an authorized trailer park, shall be used for living purposes, except as provided in the provisions of this title dealing with single-family residential zones.

18.24.050 Property development standards involving side yard easements.

The following property development standards shall apply to single-family developments utilizing side yard easements.

A. Yards.

1. Front. There shall be a minimum front yard setback of twenty feet with a straight-in driveway, and a fifteen-foot setback with a swing-in driveway.
2. Side. There shall be a side yard of five feet minimum on each side of the dwelling, one of which shall be granted as an easement to the adjacent neighbor to accomplish a minimum ten-foot side yard on one side of each lot.
3. The house design and floor plan shall take advantage of the space created.

B. Projections Into Rear or Side Yards.

1. Eaves, balconies, patio roofs and exterior stairways may project not more than fifty percent into the required yard.
2. Fireplaces may project twenty-four inches into a required yard.

C. Walls and Fences. Retaining walls, where necessary, garden walls and fences shall be constructed between all lots to guarantee privacy and encourage maximum use of outdoor areas.

D. Maximum Lot Coverage. Structures and paving shall not exceed sixty percent of the individual lot area.

E. Off-Street Parking. The provisions of Chapter 18.156 shall apply.

F. Signs. The provisions of Chapter 18.152 shall apply.

G. Utilities. All utility services shall be installed underground.

H. Lighting. All lighting shall be located in a manner such that it will not reflect upon adjoining areas.

I. Refuse Storage. A provision shall be made for individual or collective storage containers on the development plan.

J. *Recreational Vehicle Storage.* There shall be a common area for the parking of trailers, boats, campers, camper shells, motorhomes and similar vehicles equal to one ten-foot by twenty-foot storage space for each three dwelling units or fraction thereof. Adequate access and maneuverability shall be provided. The area shall be enclosed with a six-foot-high or greater, decorative masonry wall with perimeter screening landscaping. Landscaping shall include trees and shrubs and shall be sprinklered by an electric remote control sprinkler system. Gates shall be constructed of wood. The area shall be adequately lighted, provided with yard drains for adequate drainage, and shall have electrical outlets and hose bibs.

K. Open Green Areas. A minimum of forty percent of the total lot area shall be usable open space with no dimension less than ten feet, which shall not include streets, vehicular accessways or parking areas.

18.35.050 General development standards.

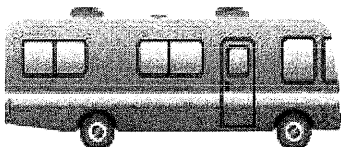
The following general development standards shall apply to all land, uses, buildings and structures within the SF-DR single-family downtown residential zone:

A. Off-Street Parking. The provisions of Chapter 18.156 of this title shall apply. Any structure provided for parking purposes shall comply with the applicable development standards of this chapter.

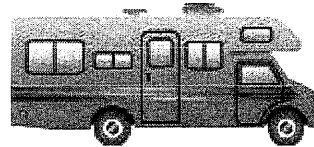
- B. *Alley Access*. If there is alley access for the parcel, a detached garage may face the alley. If the garage is located twenty feet or closer to the alley, then an automatic garage door opener is required. Automatic garage door openers are optional if the garage is located twenty feet or greater from the alley, or has a swing-in garage design.
- C. *Recreational Vehicle Storage*. Permanent storage space may be provided on all lots or parcels for trailers, boats, motorhomes and camper shells. Such space shall be located behind the main building line, within the side or rear yard setback. Such space shall measure a minimum of ten feet wide by twenty-five feet long, and shall be paved with Portland cement concrete at least three and one-half inches thick.

18.156.100 *Vehicle storage in single-family residential zones.*

- A. *Vehicle Storage*. No person shall keep, store or otherwise permit any of the following on a lot or parcel of land zoned for residential use:
 - 1. Any *vehicle* or component thereof used for commercial purposes in excess of ten thousand pounds gross *vehicle* weight;
 - 2. More than one commercial *vehicle* or component thereof used for commercial purposes weighing less than ten thousand pounds gross *vehicle* weight;
 - 3. Any *vehicle* or component thereof which is located between the public right-of-way and the dwelling unit, not located on either a paved driveway or a driveway surface approved by the director of development services.
- B. *Recreational Vehicle, Boat and Trailer Parking*.
 - 1. *Purpose*. The purpose of these regulations is to establish standards for the parking and storage of *recreational* vehicles, boats, truck camper, and trailers as an accessory use in residential zones in order to protect the integrity, value and character of residential neighborhoods along with public health and safety.
 - 2. *Definitions*.
 - a. "*Recreational vehicle* or RV" means both motorized and non-motorized vehicles that combine transportation and temporary living quarters for travel, recreation or camping. Does not include mobile homes or off-road vehicles. Commercial motor vehicles and commercial trailers as defined in Section 10.24.090 are not considered *recreational* vehicles.
 - b. "*Motorized recreational vehicle*" means a motorhome built on a truck or bus chassis or a van chassis. The following diagrams represent examples and are not meant to be a complete list of examples:



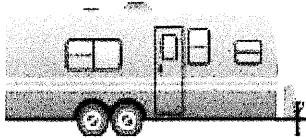
Motorhome Type A



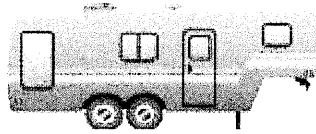
Motorhome Type C

- c. "*Non-motorized recreational vehicle*" means a towable *recreational vehicle*, combining transportation and temporary living quarters for travel, recreation or camping, that can be unhitched. Examples include conventional travel trailer, fifth-wheel travel trailers, travel trailers with expandable ends, folding camping trailers, and sport utility trailers.

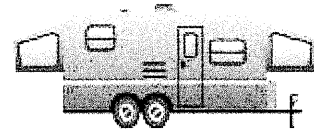
Boats, horse trailers, utility trailers for storing *recreational* vehicles, equipment, and all-terrain vehicles (ATVs), motorcycles or personal watercraft stored on trailers utilized for *recreational* purposes are also considered as non-motorized *recreational* vehicles. Pickup camper shells that have been removed from the *vehicle* and stored are considered non-motorized *recreational* vehicles. The following diagrams represent examples and are not meant to be a complete list of examples:



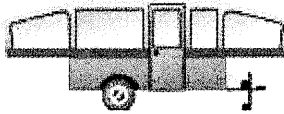
Travel Trailer



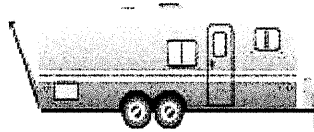
Fifth-Wheel Travel Trailer



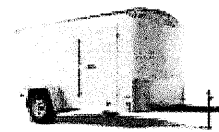
Travel Trailer with Expandable Ends



Folding Camping Trailer



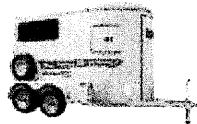
Sport Utility Trailer (Toy Hauler)



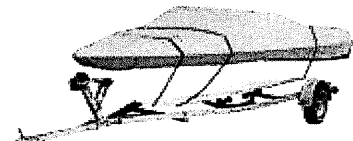
Utility Trailer Enclosed



Utility Trailer Open



Utility Horse Trailer



Boat

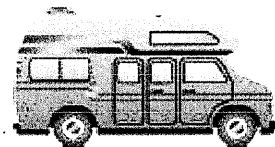


Personal Watercraft Stored on Trailer

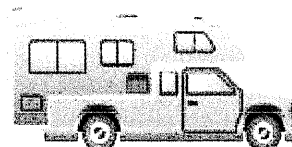


All Terrain Vehicle (ATV) Stored on Trailer

- d. Exclusions – Van campers and truck campers are excluded from the *recreational vehicle* definition because they may be used for non-travel-recreation or -camping trips, such as commuting to work or school.



Motorhome Type B (Van Camper)

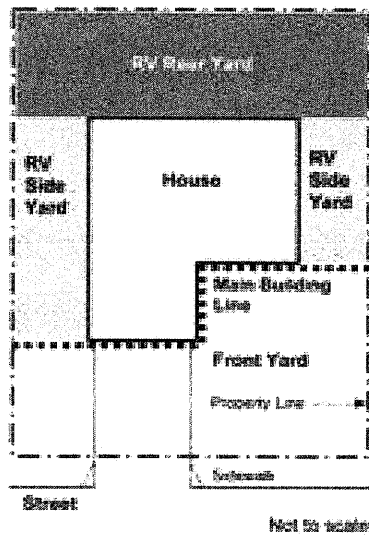


Truck Camper

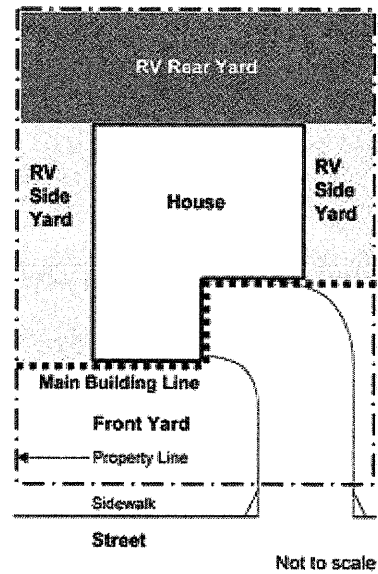
- e. “Park,” “parking,” “parked,” “stored” and “storage” mean on-site parking of *recreational* vehicles on residential property for a continuous period more than forty-eight hours.

- f. "Front yard" means the required front yard setback and any area between the street and the main building line as shown in the diagrams below. For other unique lot configurations, the director of development services shall determine front yard.

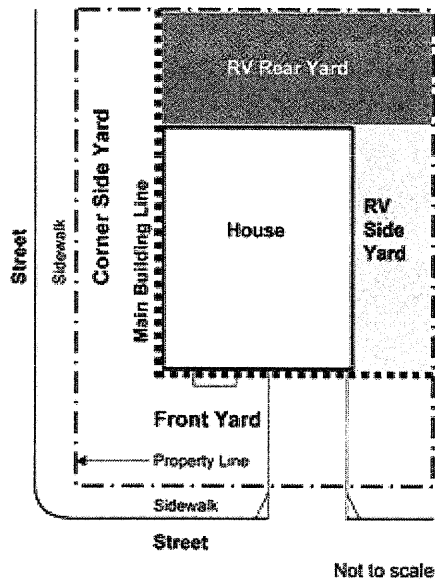
Typical lot – Front door on narrow frontage and straight driveway



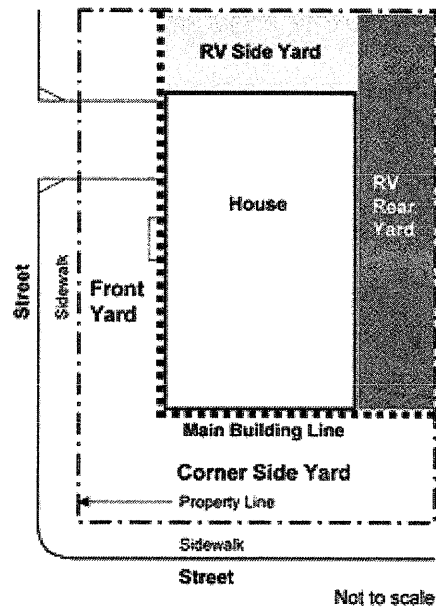
Typical lot – Front door on narrow frontage with side entry garage



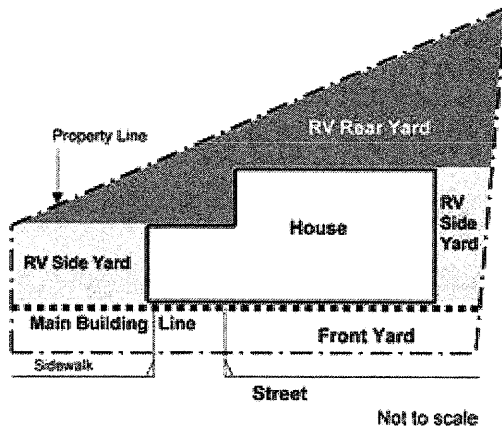
Corner lot – Front door and garage on narrow frontage



Corner lot – Front door and garage on long frontage



Irregular non-conforming lots



3. Registered Owner. The registered owner of an RV stored on the property must either be the owner of the property or use the property as their primary residence. This subsection shall not apply to a single RV stored on the property as a result of visiting guest(s) for up to seventy-two hours.
4. RV, Boat, Camping Trailer, and Utility Trailer Parking and Storage Standards.
 - a. Accessory Use. Parking or storage may occur as accessory use to the primary residential use of the property and is only allowed on a lot with a habitable residence.
 - b. Front Yards. No parking or storage may occur in the front yard. Temporary parking of an RV on a paved driveway in the front yard shall be allowed for up to two consecutive days for the purpose of loading, unloading or otherwise prepping and cleaning the RV, subject to a temporary parking permit which is attached thereto in plain sight, in the location designated by the director of development services. Temporary parking of an RV shall not encroach onto the public sidewalk nor encroach into the public right-of-way.
 - c. Rear Yards. Parking or storage is permitted behind the main building line.
 - d. Side Yards. Parking or storage is permitted behind the main building line.
 - e. Parking Surface. Parking and storage shall be paved with Portland cement concrete at least three and one-half inches thick. Proper care shall be taken to prevent gasoline, motor oils, or other hazardous fluids from leaking onto the ground, draining or runoff into storm drain or water course.
 - f. Temporary On-Street Parking. Overnight temporary parking of an RV on public streets is allowed subject to an all-night parking permit through Chapter 10.24 of the San Dimas Municipal Code.
 - g. Temporary Coverings. No temporary coverings such as tarps or cloth screens are permitted. Fitted covers are permitted and may be used as long as they are specifically designed for the RV, boat, camping trailer or utility trailer. All temporary covers shall be properly maintained pursuant to the standards of San Dimas Municipal Code Chapter 8.14.

18.504.270 Setbacks.

- A. Front Yard Setback. Front yard setbacks shall vary according to topographic conditions and shall be approved by the final decision-making body as outlined in Chapter 18.12 (Development Review).
- B. Side Yard Setbacks. The minimum required side yards shall be ten and twelve feet, with the twelve-foot side yard being provided on the garage side of the lot or at a location that will adequately provide for *recreational vehicle* parking.
- C. Setback for accessory structures shall be as provided for the main building except where otherwise provided by a conditional use permit.

18.536.180 Parking and driveways.

In addition to the standards established in Chapter 18.156, the following standards shall apply:

- A. General. Driveways and drives shall be designed to provide the maximum of safety and convenience for vehicular, emergency and pedestrian use and in a manner which will not interfere with drainage or public use of the sidewalks and/or street areas.
- B. A minimum of two off-street parking spaces within a fully enclosed garage shall be provided for each dwelling unit. In addition, two off-street parking spaces for guests shall be provided in the driveway for each dwelling unit.
- C. Driveways shall have a minimum depth of twenty feet and a minimum width of sixteen feet, except for turn-in driveways, which shall have a minimum width of twelve feet unless modified to preserve natural terrain pursuant to the plan disposition procedure.
- D. The occasional use of common driveways serving two or more residences can drastically reduce the potential monotonous repetition of driveways as well as reduce grading and the on-site costs of development. This arrangement shall be permitted.
- E. One recreation *vehicle* parking stall shall be provided for each dwelling unit. The *recreational vehicle* parking stalls will be located in the common area except for those units with a twelve-foot side yard setback. If a unit has a twelve-foot side yard setback on the garage side of the lot, the side yard will be counted as the *recreational vehicle* parking area. No structure, pool, mechanical equipment, or similar installation shall be permitted to encroach within any portion of the twelve-foot setback area from the rear of the house forward to the street. The *recreational vehicle* parking stalls located in the common area will be for the exclusive use of the residents within the development.

City of Bradbury
Development Project Status Report – March 2021

Address Approval Doc. & Date	Project Description	Status
11 Deodar Ln. PC 15-249 11-18-2015	New 12,882 sf residence & 1,150 sf accessory structure	Under construction – Permit issued 12-11-2018
28 Dovetail Rd.	New residence & convert existing residence to guest house	HOA Approved 7-21-2020 Preparing for submittal to City
100 Palm Hill Ln. PC 16-259 8-24-2019	New 14,065 sf residence, 1,950 sf guest house and detached car barn and swimming pool	Under construction – Permit issued 2-8-2018
128 Palm Hill Ln. PC 17-263 6-28-2017 MAR 19-010 12-11-2019	New 14,015 sf. residence, 2,500 sf guest house, 1,996 sf barn, 12,887 sf recreation arena New 4,200 sf swimming pool, spa, lazy river & water features	Under construction – Permit issued 4-23-2019 Under construction – Permit issued 8-5-2020
135 Circle Dr.	New 15,986 sf 2-story residence, 942 sf semi-attached guest house, 2 3-car garages	Under review – CPR 21-001
180 Mt. Olive Dr.	New 3,325 sf semi-attached recreation building & new swimming pool with BBQ patio	Preparing revised preliminary plans – CPR 20-003
188 Deodar Ln. PC 14-234 2-26-2014	New 14,780 sf residence, 2,450 sf guest house, and 1,191 sf detached garage	Plan check approved – ready to begin construction
213 Deodar Ln. PC 21-293 1-27-2021	Remodel and 2,900 sf of additions to existing residence	Preparing for plan check
255 El Cielo Ln. PC 20-291 8-26-2020	3,800 sf of 2-story additions	Submitted for plan check on 7-14-2020
320 Sycamore Ln. MAR 19-009 12-10-2019	783 sf of additions	Under construction – Permit issued 1-14-2021
331 Deodar Ln. MAR 19-002 6-14-2019	Remodel and add 386 sf and add a 195 sf deck	Under construction – Permit issued 11-5-2019
333 Mt. Olive Dr. PC 15-251 1-27-2016	Rebuild and additions for an 8,268 sf residence	Under construction
380 Oak Mountain Rd. MAR 18-008 9-12-2018	Remodel & add 1,696 sf of walkway, patio and porch covers	Permit issued 2-27-2018 Ready for final inspections
388 Long Canyon Dr. PC 17-270 11-22-2017 MAR 19-011 12-18-2019	Enclose courtyard and remodel portion of garage for 1,215 sf bedroom & office, add a 1,827 sf garage, and a 1,250 sf 2-story atrium Additions of patios and carport	Permit issued 8-2-2018 Ready for final inspections Permit issued 1-14-2020 Ready for final inspections

Address Approval Doc. & Date	Project Description	Status
406 Mt. Olive Dr. CC 19-07 3-19-2019	New 2-story main residence & remodel existing 1,704 sf residence to guest house	Submitted for plan check on 6-26-2019
500 Winston Ave. MAR 20-011 11-4-2020	New swimming pool	Under construction – Permit issued on 11-18-2020
506 Deodar Ln. PC 18-276 6-27-2018	New 2-story 27,370 sf main residence with 5,238 sf basement and 10,382 sf subterranean garage	Under construction – Permit issued on 2-12-2016
508 (510) Winston Ave. PC 19-283 7-23-2019	New 2-story 6,719 sf residence with 1,113 sf 4-car garage and 611 sf of covered patios	Submitted for plan check on 11-20-2019
528 Winston Ave. PC 14-232 2-26-2014	New 2-story residence & convert existing residence to guest house	Permit issued on 6-28-2017 Ready for final inspections
535 Deodar Ln. PC 15-252 2-24-2016	New 2,454 sf guest house	Under construction – Permit issued on 9-27-2017
619 Mt. Olive Dr. MAR 20-006 4-21-2020	Addition to accessory structure & new swimming pool	Under construction – Permit issued on 11-20-2019
663 Deodar Ln. PC 18-273 3-38-2018	New 2-story 14,389 sf main residence & 2,313 sf guest house	Submitted for plan check on 12-6-2018
734 Braewood Dr. CC 21-003 1-19-2021	Front yard relandscaping and driveway expansion	Permit issued on 2-17-2021
1390 Sharon Hill Ln. PC 17-268 7-26-2017	New 2-story 8,810 sf residence	Permit issued 2-18-2021
1456 Lemon Ave. PC 20-292 12-2-2020	Exterior remodel and addition of entry gate tower	Preparing for plan check
1527 Lemon Ave. MAR 19-008 11-12-2019	Add 800 sf covered front porch, 80 sf covered patio, and 100 sf balcony	Under construction – Permit issued on 8-18-2020
1901 Royal Oaks Dr.	6-lot subdivision and 6 new residences	In review – CPR 20-002
2001 Gardi St. MAR 20-012 12-31-2020	Exterior remodel	Under construction – Permit issued on 2-4-2021
2221 Oak Shade Rd.	Remodel to enclose 1 st floor balcony to create a media room, and extend 2 nd floor balcony	Under review – MAR 20-009
Chadwick Ranch Estates	14-lot subdivision	In review – CPR 20-002 Finalizing specific plan and environmental documents